



10 Saville Road, Whiston, Rotherham, South Yorkshire, S60 4DU

**Price Guide £200,000**

GUIDE PRICE £200,000 TO £210,000. BEAUTIFULLY PRESENTED AND WELL MAINTAINED. A viewing is highly recommended of this modern and tastefully decorated two double bedroomed semi detached house with a detached garage. Located in a popular suburb of Rotherham, with access to Schools, transport facilities and local amenities. The property comprises of front entrance porch, open plan lounge and dining area, modern kitchen with integrated appliances, side entrance lobby, modern shower room, two bedrooms, driveway leading to detached garage, front and rear gardens. Solid oak doors throughout. Carpets to lounge, dining area, bedrooms and entrance hallway and stairs. Laminate flooring to porch, side entrance lobby and kitchen. Bathroom with fully tiled walls and flooring.

### Front entrance porch

UPVC entrance door opens to front porch with front and side UPVC windows, solid oak door leads to hallway and laminate flooring.

### Hallway



Carpeted Hallway with central heating radiator, door leads to kitchen, understairs storage cupboard and stairs, consisting of white oak staircase with ornate spindles.

### Lounge 19'2" x 10'11" (5.86m x 3.33m)



Carpeted lounge with feature fireplace comprising of electric fire with Portuguese Limestone fire surround and granite hearth. Front UPVC bay window and central heating radiator. Archway gives access to dining area.

### Dining Area 5'11" x 8'4" (1.81m x 2.55m)



Carpeted dining area with rear UPVC bay window and single UPVC side window and central heating radiator.

### Kitchen 11'0" x 7'3" (3.37m x 2.23m)



Modern fitted kitchen with laminate flooring. Comprising of modern base and wall units in Cashmere mid gloss and granite worktops. Integrated gas hob with extractor hood, double electric oven and integrated dishwasher and fridge. Space for washing machine. 1 1/2 sink and drainer, with modern tap with hose attachment. UPVC rear window and side door which leads to side entrance lobby.

### Side Entrance Lobby 4'8" x 15'1" (1.44m x 4.62m)



UPVC Entrance door gives access to the side entrance lobby with laminate flooring. Double glazed windows to front, side and rear, providing ample lighting with seating area creating a pleasant relaxing room. door leading to kitchen and rear UPVC door leads to rear garden.

## FIRST FLOOR

### First Floor Landing

Carpeted first floor landing with side UPVC window, loft access and doors leading to bathroom and two bedrooms.

### Bedroom One 14'5" x 8'4" (4.40m x 2.56m)



Front bedroom with UPVC window, central heating radiator and cupboards. Front bedroom wardrobes to be included in the sale..

## Bedroom Two 10'5" x 9'5" (3.19m x 2.89m)



With UPVC window, central heating and storage cupboard.

## Shower Room 6'3" x 5'4" (1.92m x 1.64m)



Modern fully tiled three piece suite in white and grey. Comprising of quadrant shower cubicle with rainfall shower and microphone attachment. Floating wash basin with waterfall tap, with drawers, high level W.C., Fully tiled walls and flooring. Spotlights to ceiling. Chrome radiator and rear UPVC window.

## Outside



Driveway leads to detached garage. Front garden with pathway and steps leading to front and side entrance. Large rear enclosed well maintained garden, mainly laid to lawn and small patio area, with fencing providing privacy.

## Material Information

Council Tax Band B

Tenure Freehold

Property Type Two bedroomed semi detached.

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Driveway and detached garage.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

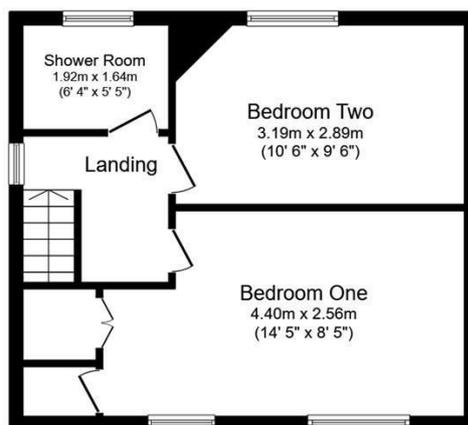
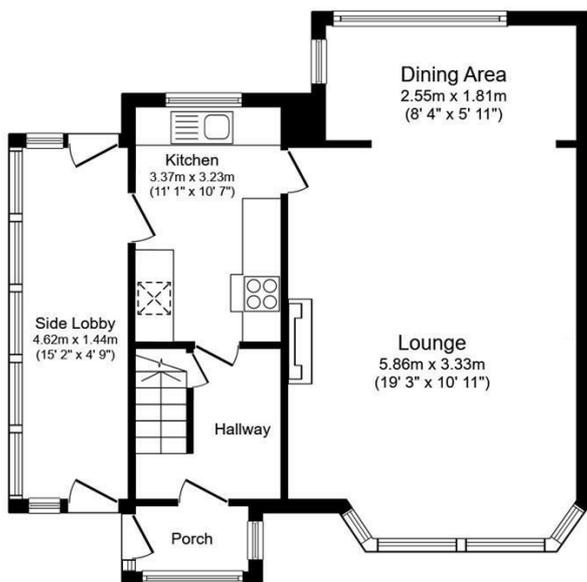
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

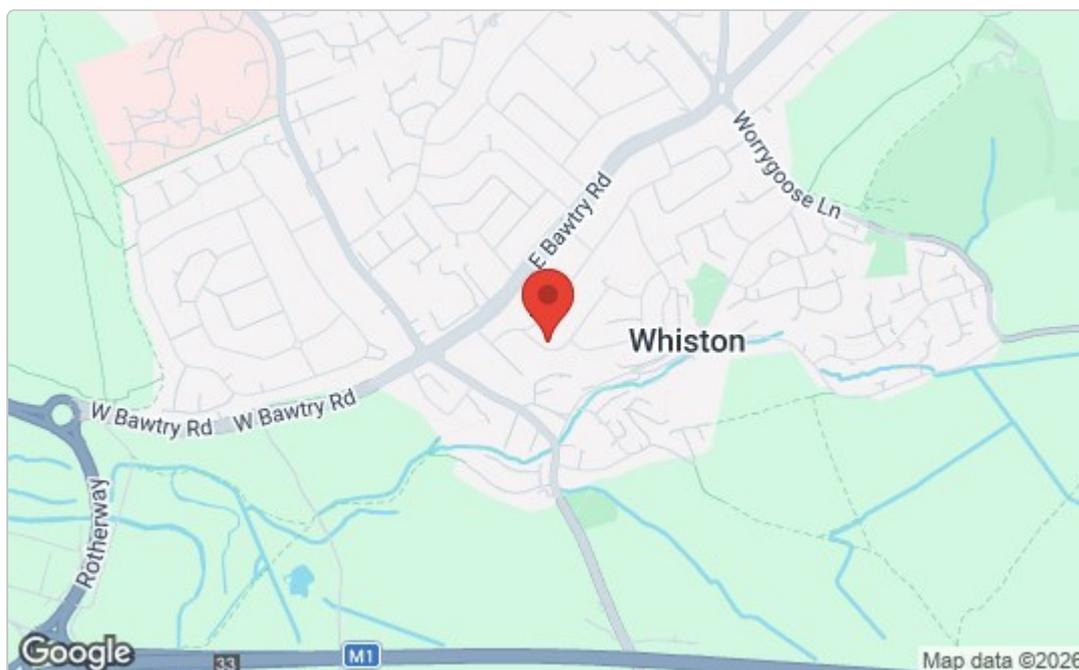
## Floor Plan



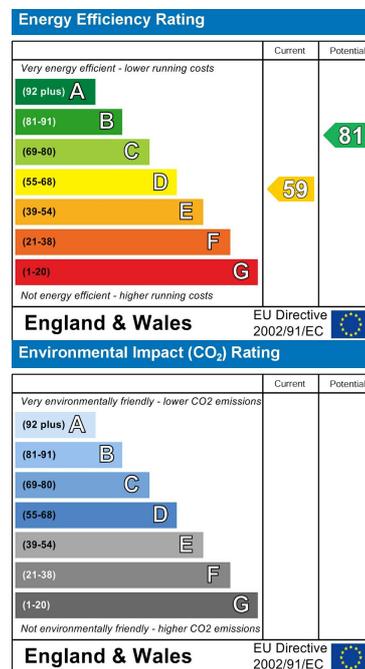
TOTAL: 103.1 m<sup>2</sup> (1,110 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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