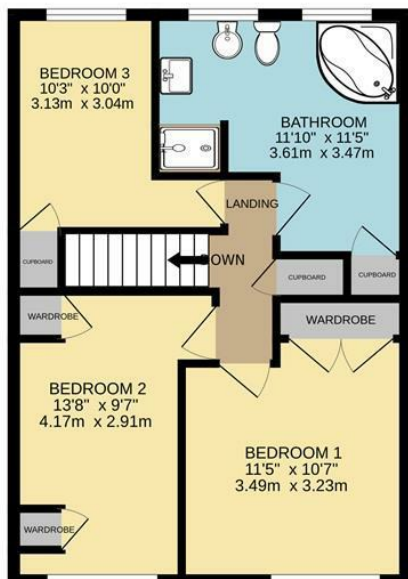
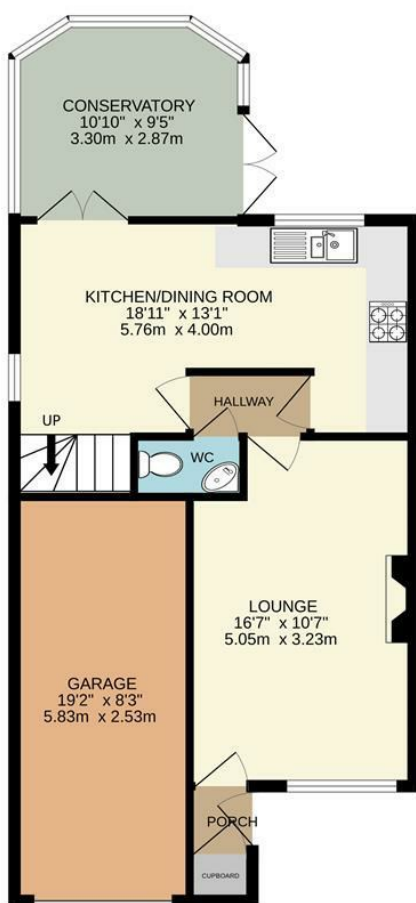


GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.

1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any.



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



8, Whiston Vale, Rotherham, S60 4JJ

Guide Price £300,000

8 Whiston Vale, Whiston, Rotherham,
S60 4JJ

Guide Price £300,000 - £325,000
Situating in one of Whiston's most sought-after residential locations, this deceptively spacious three-bedroom detached home is offered to the market with no onward chain, presenting an excellent opportunity for buyers looking to create their perfect family home. Originally built as a four-bedroom property, the layout has been thoughtfully reconfigured to provide a superbly spacious family bathroom, creating generous and well-balanced accommodation throughout.

The property welcomes you into an entrance porch with built in cloak cupboard, leading through to the lounge with a convenient ground floor WC. To the front of the property is a bright and comfortable lounge, while to the rear the spacious kitchen diner provides an excellent range of fitted units and ample space for family dining. There is also a convenient ground floor WC. The adjoining conservatory enjoys pleasant views over the rear garden, creating a wonderful additional reception space perfect for relaxing or entertaining.

To the first floor are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, together with an impressive family bathroom featuring a corner bath and separate shower cubicle.

Outside, the property continues to impress with a block paved driveway providing off-road parking and leading to the integral single garage. To the rear is a neatly maintained enclosed garden with established borders of mature trees and shrubs, offering a good degree of privacy and an attractive space to enjoy throughout the year. The rear of the property can be accessed through gates on each side of the property.

Conveniently located within easy reach of local shops, highly regarded schools, public transport links and excellent road connections including the A57, M1 and M18, this lovely home is perfectly placed for both everyday family living and commuting. Combining spacious accommodation, a highly desirable location and the advantage of no onward chain, this is a fantastic opportunity not to be missed.

- Deceptively spacious three-bedroom detached home in the heart of sought-after Whiston
- Offered to the market with no onward chain
- Originally a four-bedroom property, reconfigured to provide a spacious family bathroom
- Bright front-facing lounge and generous kitchen diner opening into the conservatory
- Three well-proportioned bedrooms, two benefiting from fitted wardrobes
- Large family bathroom with a corner bath and separate shower cubicle
- Block paved driveway, integral single garage and an attractive enclosed rear garden offering a good degree of privacy
- Ideally located close to local shops, popular schools, public transport links and the A57, M1 and M18 motorway networks

