



**Hall Close Avenue, Whiston Rotherham S60 4AG**

**welcome to**

**Hall Close Avenue, Whiston Rotherham**

£210,000 - READY FOR A NEW OWNER - Offered to market is this three bedroom semi detached making the ideal purchase for the family buyer. Boasting spacious accommodation throughout with off road parking and a good sized rear garden. CALL TO ARRANGE A VIEWING!!!



**Entrance Hall**

Having a front facing double glazed door with a side facing double glazed window & radiator.

**Lounge**

Having a front facing double glazed bay window, radiator & gas fire.

**Kitchen**

Fitted with wall & base units with worktops housing the sink & drainer & fitted extractor fan. Having a rear facing double glazed window & patio doors along with a radiator.

**Conservatory**

Having side facing double glazed French doors leading to the garden & a radiator.

**Side Porch**

Having front & rear double glazed doors with built in storage.

**Downstairs W.C**

Fitted with a hand wash basin & WC along with the boiler.

**Landing**

Having a side facing double glazed window, a built in storage cupboard & access to the loft via hatch.

**Bedroom One**

Having a rear facing double glazed window, radiator & fitted wardrobes providing hanging & storage space.

**Bedroom Two**

Having a rear facing double glazed window, radiator & fitted wardrobes providing hanging & storage space.

**Bedroom Three**

Having a front facing double glazed window & radiator.

**Shower Room**

Fitted with a shower cubicle, a hand wash basin & WC. Having a rear facing double glazed window & extractor fan.

**Outside**

To the front of the property is a driveway providing off road parking for two cars alongside a lawned garden.

To the rear is a lawned garden with a patio area, an outhouse & shed providing outdoor storage along with a greenhouse.



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## Hall Close Avenue, Whiston Rotherham

- Three bedroom semi detached property
- Ideal purchase for the FTB/family buyer
- Spacious accommodation throughout
- Drive providing off road parking
- Front & rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117403 - 0003

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