



KESTREL
ESTATES



175 East Bawtry Road, Rotherham, S60 4LH

Welcome to East Bawtry Road, Whiston, where this beautifully presented three-bedroom semi-detached home is offered for sale with no onward chain. Ideal for first-time buyers and growing families alike, the property benefits from excellent access to local schools, parks, shops, restaurants, and commuter links, with Rotherham General Hospital and the M18 just a short distance away.

The property has undergone significant improvements and is presented to a high standard throughout, including a new kitchen, modern bathroom, fresh décor, and new flooring, creating a move-in-ready home with versatile family accommodation arranged over two floors.

A welcoming entrance hall leads into a bright and airy hallway, opening into a stylish open-plan kitchen and dining area. This impressive space features patio doors that open directly onto the garden, making it ideal for both everyday living and entertaining. The kitchen is well designed and fitted with a cooker, hob, and extractor, complemented by a practical breakfast bar—perfect for busy mornings or social gatherings.

The dining area flows seamlessly onto a generous patio and garden beyond. The outdoor space also benefits from an outbuilding, currently used as a home office, offering excellent flexibility for remote working or hobbies.

£280,000

- **** NO CHAIN ****
- **New Modern Kitchen Installed**
- **3 Spacious Bedrooms**
- **Freshly Decorated Throughout**
- **Patio Doors From the Dining Room to the Garden**
- **Stylish Bathroom Suite**
- **Outdoor Office**
- **Great Transport Links and Close to the M18**
- **Close To Amenities**
- **Viewing Highly Recommended**



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |