merryweathers
Est. 1832

31 Hill Side, Whiston, Rotherham, S60 4HL

Offers Around £200,000

For sale is this three-bedroom semi-detached house, positioned in an elevated setting within the heart of Whiston village, Rotherham. The property offers a Lounge, a kitchen with natural light, three bedrooms and a bathroom, together with split-level lawned gardens to the rear and off-road parking to the front. It is described as move-in ready and is well suited to first-time buyers and families.

Whiston is a sought-after village location, benefiting from a good range of local amenities including convenience stores, traditional pubs and cafés. Scenic walking routes are available nearby, with access to local countryside and green spaces ideal for recreation.

Rotherham town centre is within easy reach, providing wider shopping, leisure and professional services. Rotherham Central railway station offers services to Sheffield, Doncaster and Leeds, with journey times to Sheffield typically around 15 minutes, making this a practical base for commuters. Road links via the A630 and M1 are also accessible for travel across South Yorkshire and beyond.

Families are well served by local schooling options in and around Whiston and Rotherham, along with parks and community facilities catering to younger children and teenagers.

This three-bedroom semi-detached house in Whiston presents an opportunity to purchase a home in a well-regarded village setting with local amenities, walking routes and transport connections close by.

Entrance
Having a double glazed door.

Kitchen 15'5" x 9'0" (4.71 x 2.75)

Having two double glazed windows, a range of wall and base units incorporating a sink unit, hob, oven and hood. Space for washing machine and tiled flooring.

Lounge 15'7" x 12'7" (4.75 x 3.85)

Having a double glazed bay window, a radiator and laminate flooring.

First Floor Landing
Having a double glazed window and a radiator.

Bedroom One 12'5" x 9'1" (3.81 x 2.77)

Having a double glazed window and a radiator.

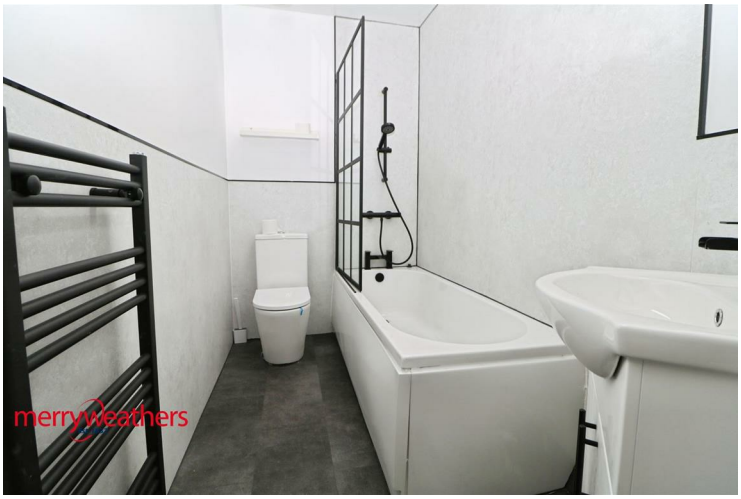
Bedroom Two 12'5" x 8'9" (3.81 x 2.69)

Having a double glazed window and a radiator.

Bedroom Three 7'10" x 6'0" (2.40 x 1.83)

Having a double glazed window and a radiator.

Bathroom 8'6" x 4'11" (2.60 x 1.51)



Having a suite in white with a panelled bath with shower attachment, hand wash basin, low flush w.c and a heated towel rail.

Outside

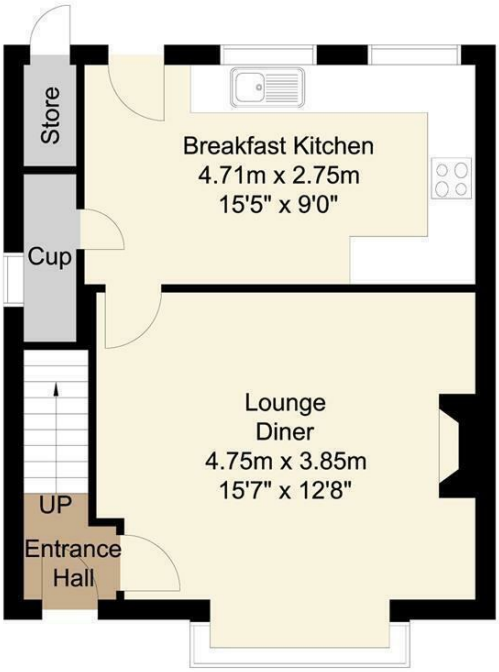
To the front of the property there is off road parking, while to the rear of the property is a tiered garden.

Material Information

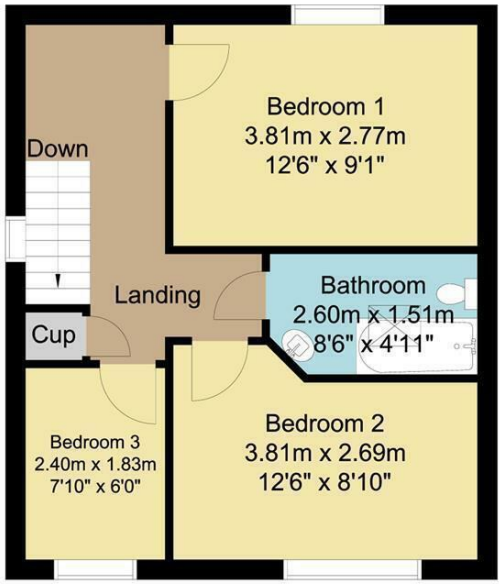
Council Tax Band B
Tenure Freehold
Property Type Semi-detached House
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open 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 Off Road Parking
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – Please check
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

Floor Plan

Ground Floor
39 sq m/419.79 sq ft
Approx.



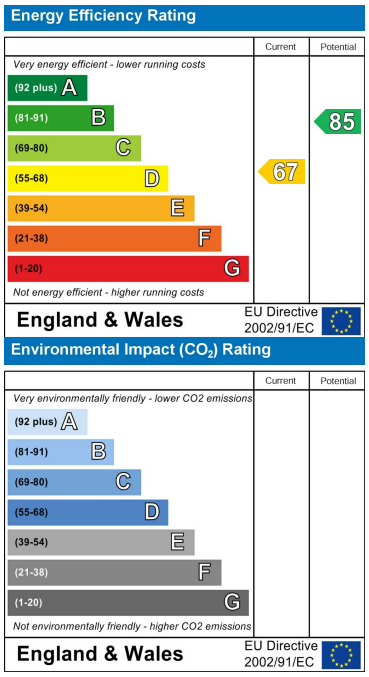
First Floor
38 sq m/409.02 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2025

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk
Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG
Tel: 01709 375591 E-mail: residential@merryweathers.co.uk
Offices also at: Barnsley & Mexborough
Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

mw Est. 1832