

property details **approval form**

20 Guilthwaite Crescent, Whiston, Rotherham, South Yorkshire, England, S60 4EX

Date: 18 May 2026

Property Ref and Version: RTF116978 - 0010

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£230,000

Tenure: Freehold

>> **key features**

- > Three bedroom semi detached property - Two bathrooms
- > Well placed to local amenities & transport links
- > Ideal purchase for the FTB/family buyer - NO CHAIN
- > Drive providing off road parking
- > Rear garden & patio
- > EPC Rating: C

>> **short description**

£230,000 - This beautiful three bedroom semi detached is offered to market boasting spacious accommodation throughout with shower room & bathroom, off road parking & a delightful rear garden...ARRANGE YOUR VIEWING NOW!!!

>> **long description**

>> **directions**

>> **Agent Note**

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>> room description

Entrance Hall

Leading into the lounge having a front facing door & a radiator.

Lounge

Having a front facing double glazed window & a radiator. The lounge leads into the kitchen/diner & the the hallway into the extension.

Kitchen

Fitted with wall & base units with worktops housing the sink & drainer. There is space for a cooker, a fridge/freezer & a washing machine. Having two rear facing windows & a radiator.

Extension

Having a side facing double glazed window & a light tunnel in the roof of the extension along with rear facing patio doors leading to the garden & a radiator.

Shower Room

Situated to the rear of the property in the extension fitted with a shower, a hand wash basin & a WC. Having a rear facing window & a heated towel rail.

Landing

Providing access to the loft via pull down ladder. The loft is 3/4 boarded ideal for additional storage space with a velux window.

Bedroom One

Having a front facing front facing double glazed window & a radiator.

Bedroom Two

Having a rear facing double glazed window & a radiator.

Bedroom Three

Having a front facing double glazed window & a radiator.

Bathroom

Fitted with a bath & a shower, a hand wash basin & a WC. Having a rear facing window.

Outside

To the front of the property is a drive providing off road parking.

To the rear is a fully secured lawned garden & a patio.

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>> **room description**

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>> **property images**



Your William H Brown office: 32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR
T 01709 829935 E rotherham@williamhbrown.co.uk

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>> **property images**



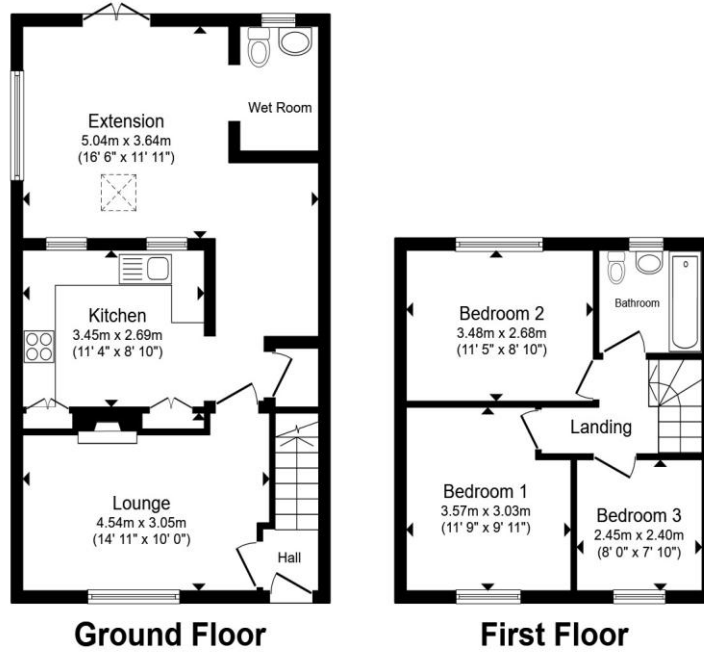
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>> floor plan



Total floor area 84.4 m² (908 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



>> approval

Signature

Date

	Signature	Date
Hayley Gill		
Mrs C.J. Carter		

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