Whittaker & Biggs
Est. 1930
Rostons Group

# 3 South View, Black Lane Whiston, ST10 2HZ

## Offers In The Region Of £250,000

- End of terrace stone cottage
- Two reception rooms
- Substantial front garden with scope for a driveway
- Rural views
- First floor bathroom
- Council tax band B
- Three bedrooms
- Front and rear gardens
- NO CHAIN!

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# 3 South View, Black Lane , Whiston ST10 2HZ

Whittaker & Biggs are delighted to bring to the market the opportunity to acquire an end-of-terrace stone-built cottage located in the charming village of Whiston. This inviting home boasts a generous 1,141 square feet of living space, making it an ideal choice for families or those seeking a peaceful retreat.

The property features three well-proportioned bedrooms, providing ample space for relaxation and rest. The dual aspect sitting room is a particular highlight, offering a bright and airy atmosphere while allowing you to enjoy the picturesque rural views that surround the cottage. Additionally, the second reception room provides a versatile space that can be tailored to your needs, whether for entertaining guests or creating a cosy family environment.

Completing the accommodation is a conveniently located first-floor bathroom, ensuring practicality for everyday living. The property is offered with no onward chain, allowing for a smooth and efficient purchase process.

3 1 2 E

Council Tax Band: B

## Ground Floor

### Hall
4'4" x 2'11"
UPVC double glazed door to the frontage, stairs to the first floor.

### Reception One
20'4" x 9'8"
UPVC double glazed window to the frontage, UPVC double glazed window to the rear, radiator, open fire, marble hearth and surround, wood mantel, wall lights.

### Reception Two
12'3" x 11'9"
UPVC double glazed window to the frontage, radiator, wall mounted gas fire.

### Kitchen
12'2" x 9'6"
UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, cooker point, stainless steel sink and drainer, chrome mixer tap, utility off, pantry off.

### Utility
14'9" x 2'11"
UPVC double glazed window to the rear.

### Pantry (Flying Freehold)
6'5" x 3'3"
UPVC double glazed window to the rear.

## First Floor

### Landing
UPVC double glazed window to the rear, loft hatch.

### Bedroom One
14'0" x 9'7"
UPVC double glazed window to the frontage, over stairs storage cupboard, radiator.

### Bedroom Two
12'0" x 11'9"
UPVC double glazed window to the frontage, radiator.

### Bedroom Three
12'3" x 8'4" max measurement
UPVC double glazed window to the rear, radiator, loft hatch.

### Bathroom
9'5" x 5'10"
UPVC double glazed window to the rear, enamel bath, chrome taps, electric Triton shower over, pedestal wash hand basin, chrome taps, low level WC, radiator, airing cupboard housing the hot and cold water tanks.

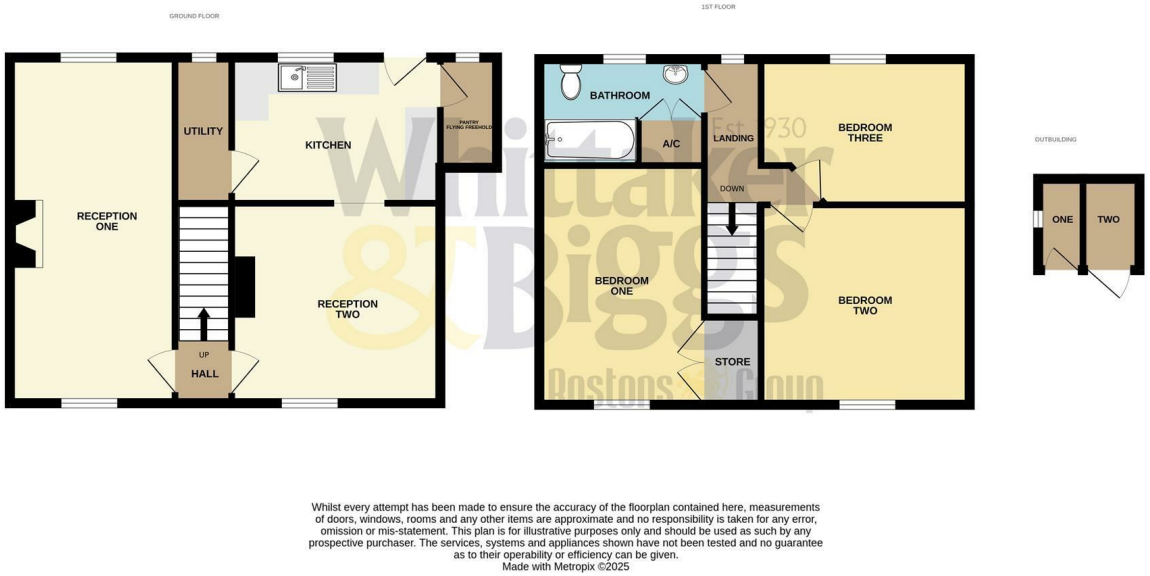
### Externally
To the frontage, mainly laid to lawn, hedge and dry stone wall boundary, decked area, gravelled area, views.
To the rear, mainly laid to lawn, hedge and fence boundary, outbuilding, gated access to the side aspect.

## Outbuilding

one 5'4" x 2'7" two 5'4" x 3'4"

One 1.64 x 0.81 metres.

Two 1.64 x 1.02 metres.




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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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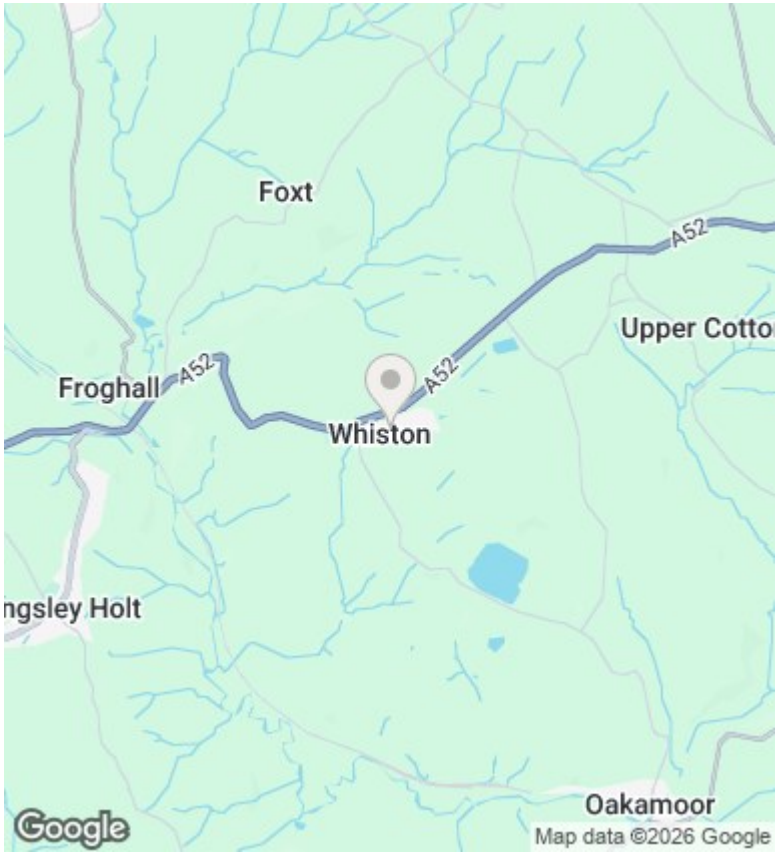


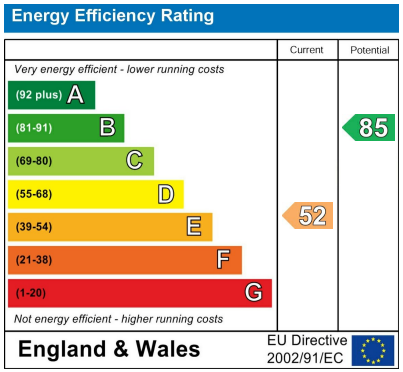

## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

B

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