



Rix Road

, Kilnhurst S64 5TZ

- THREE BEDROOM
- NEEDS MODERNISATION
- uPVC DOUBLE GLAZED
- OFF ROAD PARKING
- SEMI DETACHED HOUSE
- DINING ROOM
- DETACHED GARAGE
- EPC RATING D

Offers In The Region Of £160,000 Freehold





Situated in Kilnhurst, this three bedroom semi detached house on Rix Road offers an excellent opportunity for any buyer to refurbish the property to there own design. With spacious reception rooms, this property provides ample space for both relaxation and entertaining. The generous layout allows for a versatile use of space, making it ideal for families or professionals seeking a modern living environment.

In summary, this semi detached house on Rix Road is an opportunity not to be missed where a buyer can put there own stamp on this property and make it there home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

12'2" * 7'1"

Stairs to first floor landing with handrail and newel posts. Single panelled central heating radiator.

LOUNGE

16'2" * 11'9"

uPVC double glazed bay window to front elevation. Modern electric fire with brick effect hearth. Single panelled central heating radiator. Open plan through to:

DINING ROOM

10'3" * 7'2"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

KITCHEN

10'2" * 8'7"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and hob with extractor over. Single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine. Space for further appliances. Fully tiled to all walls. Double panelled central heating radiator. Pantry off with uPVC double glazed window to side elevation. Wall mounted boiler. uPVC double glazed and panelled doorway to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Stairs from entrance hallway with handrail and newel posts. Loft access point. Airing cupboard off.

BEDROOM ONE

13'9" * 11'10"

uPVC double bay glazed window to front elevation. Double panelled central heating radiator.

BEDROOM TWO

10'6" * 10'4"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BEDROOM THREE

7'5" * 7'1"

uPVC double glazed window to front elevation. Single panelled central heating radiator.

BATHROOM

5'6" * 4'11"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with shower over and hand wash pedestal basin. Fully tiled to all walls. Single panelled central heating radiator.

WC

uPVC double glazed window to rear elevation. Low flush WC. Fully tiled to all walls.

DETACHED GARAGE

17'11" * 8'2"

Concrete section with up and over door. Timber framed window to rear elevation. Light and power supplied.

OUTSIDE AND GARDENS

To the front is a walled garden with shrubs and bushes. To the side is a driveway allowing off road parking for several cars and leading to a detached garage. To the rear is a good size fenced garden which is mostly grass with shrubs to borders.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to

any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier

Heating is gas and supplied by Mains Supplier

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

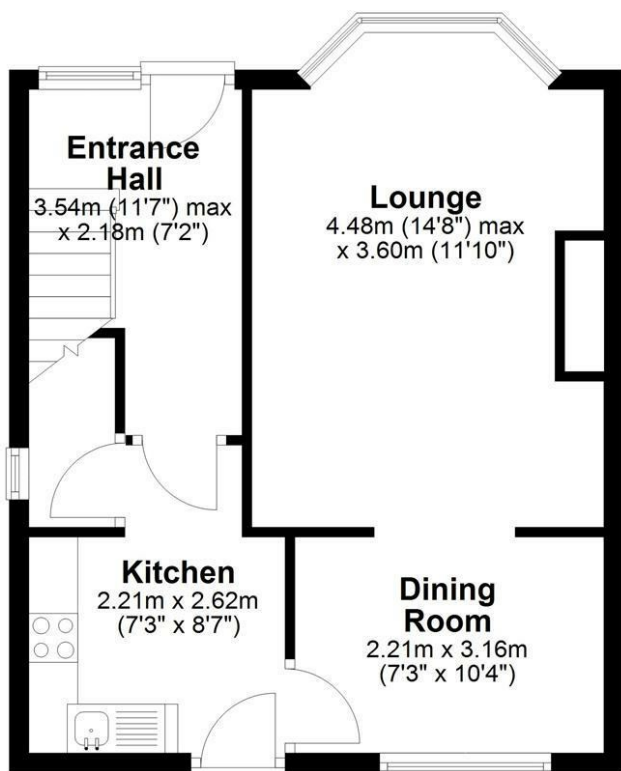
The property broadband speed is excellent with fibre broadband available.



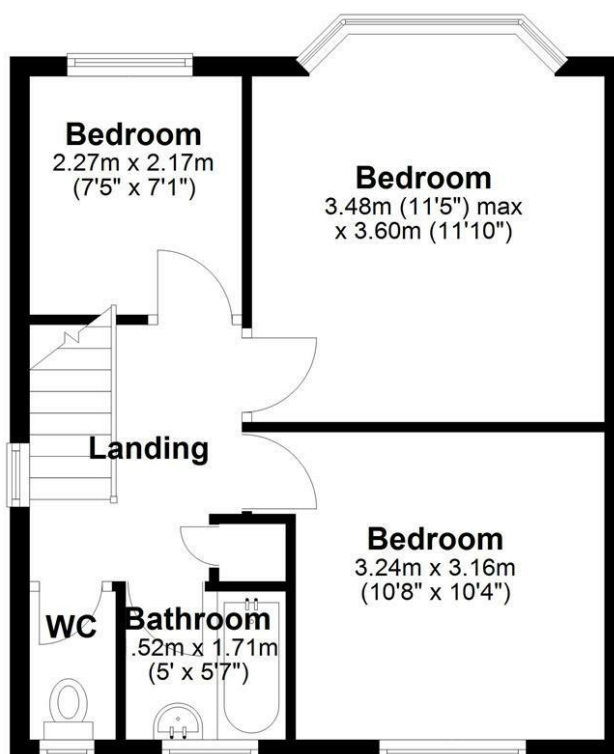
Local Authority Rotherham
Council Tax Band A
EPC Rating D



Ground Floor



First Floor



Churchills Sales Office

16 High Street, Mexborough, South
Yorkshire, S64 9AS

Contact

01709 582880
Info@churchillsestateagents.com
www.churchillsestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.