



Concord View Road

Kimberworth, Rotherham, S61 2HH

Guide Price of £210,000 - £220,000

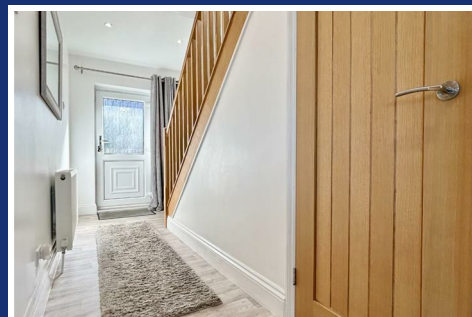
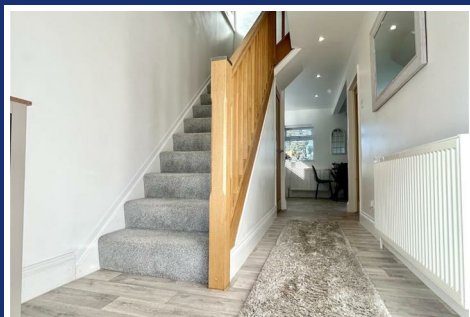
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- THREE BEDROOM SEMI DETACHED PROPERTY
- STYLISH MODERN DECOR
- SOUGHT AFTER AREA
- CLOSE TO ALL LOCAL AMINITES
- EPC RATING: TBC
- GARAGE AND LARGE DRIVEWAY
- LARGE ENCLOSED REAR GARDEN WITH HALF PIPE
- GOOD COMMUTE LOCATION
- GCH DG
- COUNCIL TAX BAND: B

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**** GUIDE PRICE £210,000 TO £220,000 ****

TAKE A LOOK AROUND THIS SPECTACULAR. BEAUTIFULLY PRESENTED, THREE BEDROOM SEMI DETACHED PROPERTY, LOCATED IN A SOUGHT AFTER AREA IN KIMBERWORTH. Close to the M1, local amenities, surrounded by reputable schools and benefiting from good public transport links, with Meadowhall shopping centre nearby. Boasting generous dimensions, plenty of storage space, stunning modern kitchen, secure off road parking, modern fixtures and fittings throughout with superb décor. Enclosed well maintained garden offering plenty of space for all the family and friends in the summer months. Property briefly comprises Lounge, Kitchen/Diner, three bedrooms and a family bathroom. Call now to avoid missing out!!!

Tel: 01709 894440

ENTRANCE HALL

Stepping through a black uPVC entrance door leads you into this captivating property. Bright and airy hallway creating the perfect cloakroom space and a great first impression on any guest. Comprising of easy to clean vinyl flooring and wall mounted radiator with doors leading to the lounge area, kitchen and handy understairs cupboard. Carpeted stairs leading to first floor.

LOUNGE

10'6" x 16'5" including bay window (3.20m x 5.00m including bay window)

An elegant living space, boasting modern stylish décor with generous amount of space for furniture. Drenched in natural light through a large uPVC bay window to the front of the property with wall mounted electric fire giving the room not only a focal point but a cosy feel. Carpet flooring and wall mounted radiator.

KITCHEN DINING ROOM

17'5" x 8'4" (5.31m x 2.54m)

Adding further wow factor to this family home is this well designed, modern kitchen/diner, spanning a large length of the property giving plenty of space for a dining table and chairs. Benefiting an array of white high gloss wall and base units providing plenty of storage with work surface over. Comprises of stainless steel sink and drainer with matching mixer tap with the added bonuses of a integrated fridge freezer, built in four ring electric hob, built in wine cooler, integrated oven with built in microwave above and under counter space and plumbing for a washing machine and dryer. Beautiful vinyl flooring with uPVC windows to the side and rear of the property and uPVC French doors opening out into the beautiful enclosed rear garden creating the perfect place to entertain family and friends.

LANDING

A neutrally decorated landing space comprising of a uPVC window to the side, carpet flooring with doors leading to all three bedrooms and family bathroom.

BEDROOM ONE

8'5" x 13'7" including bay window (2.57m x 4.14m including bay window)

A well-presented master bedroom with plenty of space for extra furniture. Modern décor with the added bonus of built in mirrored wardrobes with

sliding doors. Comprising of wall mounted radiator, carpet flooring and large uPVC bay window to the front elevation letting in the natural light.

BEDROOM TWO

10'5" x 11'8" (3.18m x 3.56m)

A further good sized double bedroom comprising neutral décor, carpet flooring, wall mounted radiator and uPVC rear facing window. Plenty of room for extra bedroom furniture with built in wardrobes creating the storage space we all crave. Access to the loft/mancave can be gained with pull down ladder.

BEDROOM THREE

6'4" x 7'7" (1.93m x 2.31m)

A single bedroom comprising neutral décor, carpet flooring, wall mounted radiator and front facing uPVC window.

BATHROOM

6'4" x 8'4" (1.93m x 2.54m)

A single bedroom comprising neutral décor, carpet flooring, wall mounted radiator and front facing uPVC window.

GARAGE

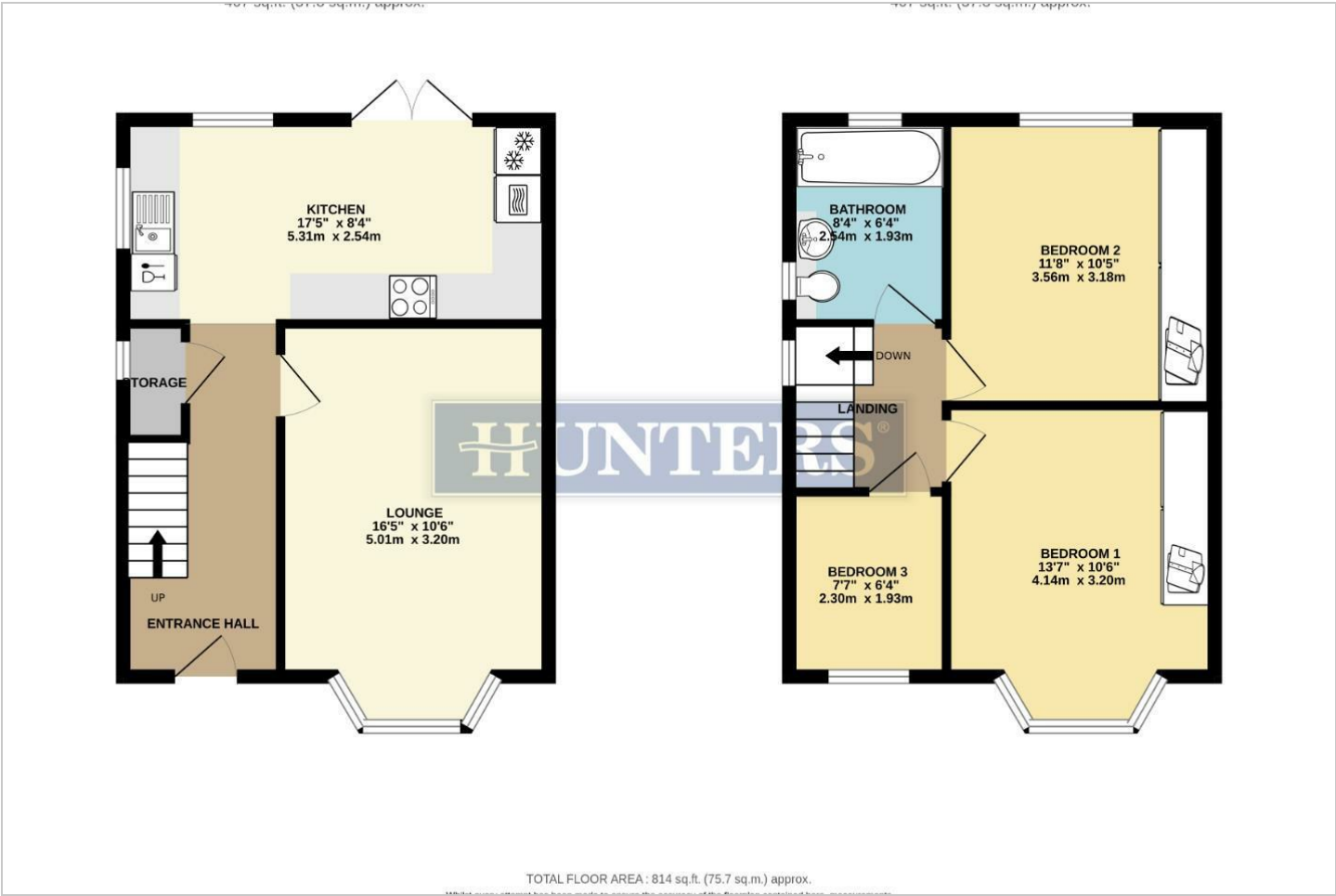
Detached garage providing secure off road parking with the extra bonus of its very own Pit. Up and over door with power and lighting.

EXTERIOR

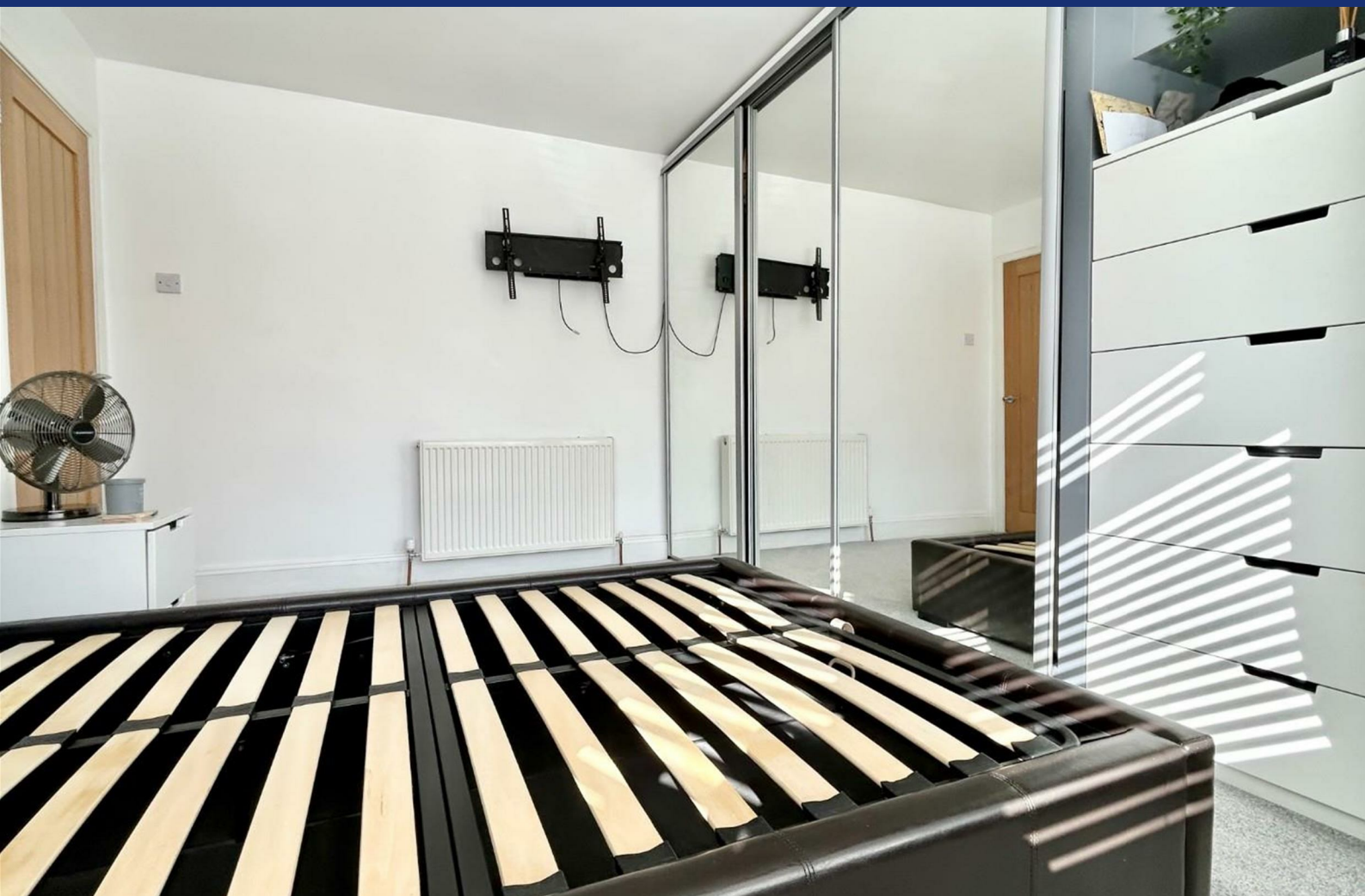
The magnificent grounds of this family home make a great impression on any guest. To the rear is a large enclosed garden area. Separated into two different parts with beautiful lawned garden area surrounded by plants and shrubs with two separate decked areas creating the perfect spots to sit and unwind or entertain family and friends. To the very rear end of the garden is where you will find its very own half pipe, extra bonus for any skateboarders or bmx fans.

The front of the property has great kerb appeal. Having large driveway leading all the way down the side of the property creating off street parking. Beautiful low maintenance slate area with pathway leading to the front entrance door.

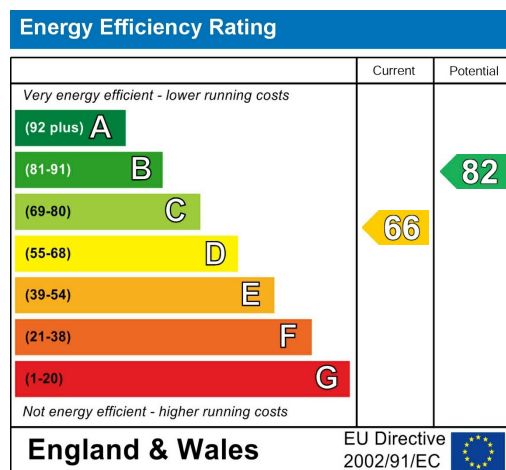
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN
Tel: 01709 894440 Email: dearnevalley@hunters.com
<https://www.hunters.com>

