



**Wood Road, Kimberworth Rotherham S61 3RQ**



**welcome to**

**Wood Road, Kimberworth Rotherham**

£160,000 - READY FOR A NEW OWNER! - This THREE bed semi-detached property is offered to market making the perfect purchase for the FIRST TIME BUYER. In close proximity to local amenities & transport links. Boasting off road PARKING and an enclosed rear GARDEN...CALL TO VIEW!



### **Agents Note**

The property has solar panels which are currently leased from A Shade Greener. The term of the lease is 25 years from 13/2/2014. We would ask that you make enquiries in regards to the proposed purchase, lending requirements and satisfy yourself in this regard before proceeding.

### **Entrance Hall**

Having a front & rear door, a central heating radiator and access to the outbuilding which houses the washing machine.

### **Lounge**

19' into stairs recess x 12' 10" into chimney breast recess ( 5.79m into stairs recess x 3.91m into chimney breast recess )

Having a front facing double glazed window & door, a central heating radiator and a feature log burner.

### **Kitchen / Diner**

18' 10" x 9' 4" ( 5.74m x 2.84m )

Fitted with base units housing the hob & the oven with worktops housing the sink & drainer. There is also space for a free standing fridge/freezer. Having a rear facing double glazed window, a central heating radiator and a pantry providing extra storage space.

### **Sun Room**

8' 3" x 9' 3" ( 2.51m x 2.82m )

Having side facing double glazed patio doors leading to the garden, rear facing double glazed windows and a central heating radiator.

### **Landing**

Having a side facing window and providing entry to the loft.

### **Bedroom One**

12' 8" to maximum point x 13' 1" to maximum point ( 3.86m to maximum point x 3.99m to maximum point )

Having a front facing double glazed window and a central heating radiator.

### **Bedroom Two**

9' 4" x 12' 8" to maximum point ( 2.84m x 3.86m to maximum point )

Having a rear facing double glazed window and a central heating radiator.

### **Bedroom Three**

8' 9" x 7' 11" to maximum point ( 2.67m x 2.41m to maximum point )

Having a front facing double glazed window and a central heating radiator.

### **Shower Room**

Fitted with a shower cubicle, a hand wash basin and a W.C. Having a side & rear facing double glazed window and a central heating radiator.



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## Wood Road, Kimberworth Rotherham

- Three bedroom semi-detached property
- Close to local amenities & transport links
- Ideal purchase for the FTB
- Drive providing off road parking
- Rear garden

Tenure: Freehold EPC Rating: B

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114131 - 0008

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