



**Claremont Street, Kimberworth Rotherham S61 2LS**



**welcome to**

**Claremont Street, Kimberworth Rotherham**

CALLING ALL INVESTORS - Being well placed for local amenities & transport links, this three bedroom mid terrace boasts spacious accommodation including 2 reception rooms and a low maintenance rear yard. Sold with sitting tenant - CALL US NOW!



## Lounge

12' 2" into chimney breast recess x 12' 3" ( 3.71m into chimney breast recess x 3.73m )  
Having a front facing door and two front facing double glazed windows.

To the rear is a patio area.

## Dining Room

12' 2" into chimney breast recess x 12' 2" ( 3.71m into chimney breast recess x 3.71m )  
Having a rear facing double glazed window, a central heating radiator and access to the cellar.

## Kitchen

8' 1" x 6' 3" ( 2.46m x 1.91m )  
Fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer. There is space & plumbing for a washing machine. Having a side facing door and a rear facing double glazed window.

## Bedroom One

12' 1" into chimney breast recess x 12' 9" ( 3.68m into chimney breast recess x 3.89m )  
Having two front facing double glazed windows, a central heating radiator and a built in storage cupboard.

## Bedroom Two

9' 9" x 8' into door recess ( 2.97m x 2.44m into door recess )  
Having a rear facing double glazed window and a central heating radiator.

## Bathroom

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

## Attic Room

12' 1" x 11' 6" plus bay recess ( 3.68m x 3.51m plus bay recess )  
Having a rear facing window.

## Outside

To the front is a small yard.



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welcome to

## Claremont Street, Kimberworth Rotherham

- Three bedroom mid terraced property
- Popular location well placed for amenities & transport links
- 2 reception rooms & attic space
- Low maintenance rear patio
- CALL NOW TO VIEW

Tenure: Freehold EPC Rating: E

**£85,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTF114213 - 0006

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