



Kiln Road, Kimberworth Park Rotherham S61 3RT

welcome to

Kiln Road, Kimberworth Park Rotherham

JUST STARTING OUT? This spacious three bedroom semi-detached property is offered to market situated in a popular location, close to local amenities & motorway links - Making an excellent purchase for first time buyers/families - CALL NOW TO VIEW!



Entrance Hall

Having a front facing door, a central heating radiator and the stairs to the landing with understairs storage cupboard.

Lounge

12' 6" x 12' 10" into chimney breast recess (3.81m x 3.91m into chimney breast recess)
Having a front facing door, a central heating radiator and a feature fireplace.

Dining Room

10' 3" x 9' 5" (3.12m x 2.87m)
Having rear facing sliding doors leading to the garden and a central heating radiator.

Kitchen

10' x 9' 7" (3.05m x 2.92m)
Fitted with wall & base units and worktops housing the sink & drainer. There is space and plumbing for a cooker, a fridge/freezer & a washing machine.
Having a rear facing window, a central heating radiator and a pantry providing extra storage space.

Landing

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

Bedroom One

13' 3" x 12' 10" (4.04m x 3.91m)
Having a front facing double glazed window and a central heating radiator.

Bedroom Two

13' 2" to maximum point x 9' 3" (4.01m to maximum point x 2.82m)
Having a rear facing double glazed window and a central heating radiator.

Bedroom Three

8' 8" x 7' 8" (2.64m x 2.34m)
Having a front facing double glazed window.

Bathroom

Fitted with a bath with a shower over, a hand wash

basin and a W.C. Having a rear facing window and a central heating radiator.

Outside

To the front is a gravel area.

To the rear is a good sized lawned garden & a patio area.



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welcome to

Kiln Road, Kimberworth Park Rotherham

- Three bedroom semi-detached property
- Spacious accommodation
- Well placed to local amenities & transport links
- Excellent purchase for the FTB/growing families
- Good sized rear garden & patio

Tenure: Freehold EPC Rating: D

offers in excess of

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF114396 - 0005

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