



**Bradgate Lane, Kimberworth Rotherham S61 1QJ**

**welcome to**

**Bradgate Lane, Kimberworth Rotherham**

£145,000 - FIRST STEP ON THE LADDER - Offered to market is this two bedroom semi detached property making the ideal purchase for the FTB/small family buyer. Being well placed to local amenities & transport links and boasting a good sized enclosed rear garden...VIEW NOW!



### **Lounge**

12' 1" x 13' 4" into chimney breast recess ( 3.68m x 4.06m into chimney breast recess )

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

### **Kitchen / Diner**

13' 9" x 9' 7" ( 4.19m x 2.92m )

Fitted with wall and base units housing the integrated hob & the oven with worktops housing the sink & drainer. There is also space and plumbing for a fridge/freezer and a washing machine. Having a rear facing double glazed window and door, a central heating radiator and a built in storage cupboard.

### **Rear Porch**

Having a side facing double glazed door.

### **Bedroom One**

13' 9" into chimney breast recess x 12' 1" ( 4.19m into chimney breast recess x 3.68m )

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

### **Bedroom Two**

7' 7" to maximum point x 12' 6" to maximum point ( 2.31m to maximum point x 3.81m to maximum point )

Having a rear facing double glazed window and providing entry to the loft.

### **Bathroom**

Being fully tiled and fitted with a bath, a hand wash basin and a W.C. Having a rear facing double glazed window and a heated towel rail.

### **Outside**

To the rear is an enclosed lawned garden with a patio area & two outbuildings.



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## Bradgate Lane, Kimberworth Rotherham

- Two bedroom semi detached property
- Ideal purchase for the FTB/small family buyer
- Well placed to local amenities & transport links
- Good sized rear garden
- CALL TO VIEW!!!

Tenure: Freehold EPC Rating: D

**£145,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114817 - 0003

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