



Benton Way, Kimberworth Rotherham S61 1QB

welcome to

Benton Way, Kimberworth Rotherham

£140,000 - READY FOR A NEW OWNER - Situated in this popular residential area is this two bedroom semi detached bungalow boasting well presented accommodation throughout with delightful front & rear gardens and off road parking...CALL TO VIEW!!!



Entrance Porch

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

Entrance Hall

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

Lounge

13' 7" to maximum point x 10' 10" to maximum point (4.14m to maximum point x 3.30m to maximum point)
Having a front facing double glazed window, a central heating radiator, an electric fireplace and spotlights to the ceiling.

Kitchen

8' 11" to maximum point x 12' to maximum point (2.72m to maximum point x 3.66m to maximum point)
Fitted with wall and base units with worktops housing the sink & drainer. Having a rear facing single glazed window, a central heating radiator and spotlights to the ceiling.

Rear Porch

4' 2" to maximum point x 10' 3" to maximum point (1.27m to maximum point x 3.12m to maximum point)
Having a rear facing double glazed window and a side facing double glazed door.

Bedroom One

11' 10" to maximum point x 15' 1" to maximum point (3.61m to maximum point x 4.60m to maximum point)
Being a sloped headheight having two rear facing double glazed velux windows, a central heating radiator & storage to the eaves.

En Suite

Fitted with a shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed velux window, a central heating radiator and spotlights to the ceiling.

Bedroom Two

8' 7" onto wardrobe x 11' 10" to maximum point (2.62m

onto wardrobe x 3.61m to maximum point)

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

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having side facing double glazed obscured window, a central heating radiator and spotlights to the ceiling.

Outside

To the front is an artificial lawned garden and a drive leading to the garage providing off road parking.

To the rear is an enclosed artificial lawned garden with a decked area.

Garage

Being a detached garage fitted with electrics.



view this property online williamhbrown.co.uk/Property/RTF114750



welcome to

Benton Way, Kimberworth Rotherham

- Two bedroom semi detached bungalow
- Well presented accommodation throughout
- Situated in a highly sought after area
- Delightful front & rear gardens
- Drive & garage providing off road parking

Tenure: Freehold EPC Rating: Awaiting

£140,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF114750](https://www.williamhbrown.co.uk/Property/RTF114750)



Property Ref:
RTF114750 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)