

# Manor Approach, Kimberworth Rotherham S61 1PY



## welcome to

## Manor Approach, Kimberworth Rotherham

£180,000-£190,000 - HOME SWEET HOME - Situated in this popular location, well placed for local amenities is this three bedroom semi detached bungalow boasting spacious accommodation throughout, off road parking and a generous sized rear garden...CALL TO VIEW!!!













#### Lounge

9' 8" to maximum point x 13' 8" to maximum point ( 2.95m to maximum point x 4.17m to maximum point ) Having rear facing double glazed French doors leading to the patio, a central heating radiator and an electric log burner.

#### **Dining Room**

9' to maximum point x 11' 8" to maximum point ( 2.74m to maximum point x 3.56m to maximum point ) Having a central heating radiator.

#### Kitchen

13' 8" to maximum point x 8' 6" to maximum point ( 4.17m to maximum point x 2.59m to maximum point ) Fitted with wall and base units along with worktops housing the sink & drainer. There is also space and plumbing for a cooker, a fridge/freezer and a washing machine. Having a rear facing double glazed window, a side facing double glazed door and a central heating radiator.

#### Inner Hall

Providing access to the loft.

#### **Bedroom One**

10' 8" to maximum point x 13' 11" into recess ( 3.25m to maximum point x 4.24m into recess ) Having a front facing double glazed window and a central heating radiator.

#### **Bedroom Two**

11' 6" to maximum point x 10' 6" into wardrobes ( 3.51m to maximum point x 3.20m into wardrobes ) Having a side facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

#### **Bedroom Three**

8' 10" to maximum point x 6' 10" to maximum point ( 2.69m to maximum point x 2.08m to maximum point ) Having a front facing double glazed window and a central heating radiator.

#### **Shower Room**

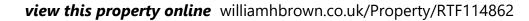


Fitted with a shower cubicle, a hand wash basin and a W.C. Having a side facing double glazed obscured window and a central heating radiator.

#### Outside

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

To the rear is a generous sized lawned garden and a patio area enclosed with fencing and a greenhouse.





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# Manor Approach, Kimberworth Rotherham

- Three bedroom semi detached bungalow
- Spacious accommodation throughout
- Located in a popular area well placed to local amenities and transport links
- Drive & garage providing off road parking
- Front & rear garden with a patio area

Tenure: Freehold EPC Rating: E

# £180,000





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

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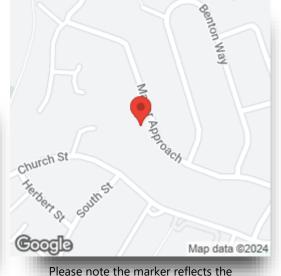
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postcode not the actual property