



Kimberworth Park Road, Rotherham S61 3LR

welcome to

Kimberworth Park Road, Rotherham

£165,000 - READY FOR A NEW OWNER - Situated in this popular location, being well placed for amenities & transport links is this three bedroom semi making an excellent purchase for the FTB/family buyer. Boasting off road parking and generous rear garden - CALL TO VIEW!



Entrance Hall

Having a front facing door and a radiator.

Lounge

17' 1" x 10' 9" into chimney breast recess (5.21m x 3.28m into chimney breast recess)

Having a front facing double glazed window, rear facing patio doors and a radiator.

Kitchen

17' 4" x 14' (5.28m x 4.27m)

Fitted with wall and base units and worktops housing the sink & drainer along with space and plumbing for a cooker, a fridge/freezer and a washing machine.

Having a front, side and rear facing window.

Utility

6' 5" x 9' 5" (1.96m x 2.87m)

Having a front & rear facing door and provides access to the downstairs WC fitted with a hand wash basin, a WC & a rear facing window.

Bedroom One

13' 7" x 8' 3" (4.14m x 2.51m)

Having a front facing double glazed window and a radiator.

Bedroom Two

10' 3" x 7' 4" (3.12m x 2.24m)

Having a rear facing double glazed window and a radiator.

Bedroom Three

7' 9" x 11' 3" (2.36m x 3.43m)

Having a front facing double glazed window, a radiator and stairs recess.

Bathroom

Fitted with a bath with a shower over and a hand wash basin. Having a rear facing window.

The WC is separate from the main bathroom having a rear facing window.

Outside

To the front of the property is a drive providing off road parking.

To the rear is a lawned garden.



view this property online williamhbrown.co.uk/Property/RTF115470



welcome to

Kimberworth Park Road, Rotherham

- Three bedroom semi detached property
- Popular location - well placed to amenities & transport links
- Utility & downstairs WC
- Ideal purchase for the first time & family buyer
- Drive providing off road parking

Tenure: Freehold EPC Rating: D

£165,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115470



Property Ref:
RTF115470 - 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