









welcome to

Leatham Avenue, Kimberworth Rotherham

GUIDE PRICE £220,000 - £230,000 - Well placed to amenities is this four bedroom detached property making the ideal family purchase. Boasting spacious accommodation throughout with a drive & integral garage, well presented rear garden & three bathrooms...CALL TO VIEW!!!

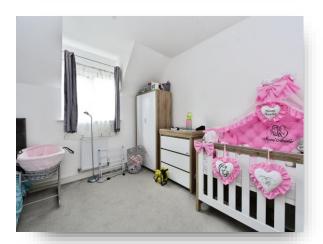












Ground Floor Entrance Hall

Having a front facing double glazed door, a radiator and a storage cupboard.

Downstairs Wc

Fitted with a hand wash basin and a WC. Having a side facing double glazed window and a radiator.

Utility Room

4' 4" into recess x 9' 3" into recess (1.32m into recess x 2.82m into recess)

Fitted with wall and base units with worktops housing the sink & drainer. Having a side facing double glazed door and a rear facing double glazed window.

Bedroom Four

9' 6" x 11' 1" (2.90m x 3.38m)

Having a front facing double glazed window and a radiator.

First Floor Landing

Having a rear facing double glazed window and built in storage cupboard.

Lounge / Kitchen

17' 7" into recess x 10' 4" into recess (5.36m into recess x 3.15m into recess)

Having a front & rear facing facing double glazed window and a radiator.

The Kitchen is fitted with wall and base units housing the integrated hob, oven and extractor fan, fridge/freezer & dishwasher with worktops housing the sink & drainer. Having spotlights to the ceiling.

Bedroom Three

9' 10" x 13' 2" into recess (3.00m x 4.01m into recess) Having front facing double glazed French doors to Juliet balcony and a radiator.

Bathroom

Fitted with a bath, a hand wash basin and a WC.

Having a rear facing double glazed window, a heated towel rail and spotlights.

Second Floor Bedroom One

13' 4" into recess x 10' 4" into recess (4.06m into recess x 3.15m into recess)

Having a front facing double glazed window and a radiator.

En Suite

Fitted with a shower cubicle, a hand wash basin and a WC. Having a side facing double glazed window, a heated towel rail and spotlights.

Bedroom Two

11' 9" x 13' 2" into recess (3.58m x 4.01m into recess) Having a front facing double glazed window and a radiator.

En Suite

Fitted with a shower cubicle, a hand wash basin and a WC. Having a side facing double glazed window, a heated towel rail and spotlights.

Outside

To the front of the property is a drive & access to the integral garage providing off road parking, a lawned garden & a patio area.

To the rear is an enclosed lawned garden.





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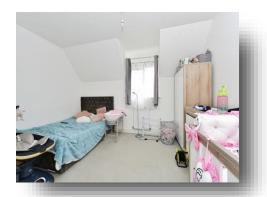
- Four bedroom detached property Cul de sac location
- Well placed to local amenities/ transport links/Meadowhall
- Excellent family home
- Family bathroom, two en suites & downstairs WC
- Drive & integral garage

Tenure: Freehold EPC Rating: B

Council Tax Band: D

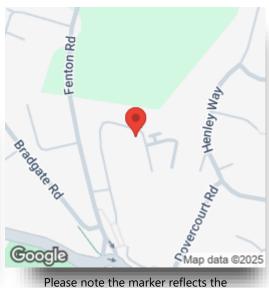
guide price

f220 000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116240



Property Ref: RTF116240 - 0004 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.





01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk

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