



Leatham Avenue, Kimberworth Rotherham S61 1AD

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 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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Leatham Avenue, Kimberworth Rotherham

- 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

£220 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF116240 - 0004

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