



Rhodes Avenue, Kimberworth Park Rotherham S61 3LG

welcome to

Rhodes Avenue, Kimberworth Park Rotherham

GUIDE PRICE £170,000-£180,000 HOME SWEET HOME - Ideal for a FTB or growing family, this three bedroom semi-deatched house is perfect, Boasting spacious accommodation throughout with a rear GARDEN and CONSERVATORY. DON'T DELAY BOOK A VIEWING TODAY!



Entrance Hall

Entrance hall has a front facing double glazed door and a radiator.

Lounge

17' 9" max x 16' 7" into recess (5.41m max x 5.05m into recess)

This has a front facing double glazed window and two radiators and a rear facing double glazed patio door.

Kitchen

13' 7" into recess x 16' 7" into recess (4.14m into recess x 5.05m into recess)

This L shaped kitchen comprises of a rear facing double glazed window also a side facing double glazed window and door, and also includes wall and base units with a sink and drainer, space for two utilities, plumbing for a washing machine and a radiator.

Side Porch

14' 2" max x 6' 9" max (4.32m max x 2.06m max)

Accessed from the front of the property, the side porch provides both front and rear facing double glazed doors aswell as a side facing double glazed window.

Conservatory

Providing access to the garden, the conservatory has both rear and side facing double glazed windows aswell as a side facing double glazed door and radiator.

Landing

Having a large storage cupboard and access to the loft.

Bedroom 1

13' 5" Into recess x 9' 7" max (4.09m Into recess x 2.92m max)

The master bedroom features a large storage cupboard and front facing double glazed window and radiator.

Bedroom 2

6' 9" max x 10' 6" max (2.06m max x 3.20m max)

The second bedroom consists a rear facing double glazed window and radiator.

Bedroom 3

7' 7" max x 11' 8" max (2.31m max x 3.56m max)

Bedroom 3 consists of a front facing double glazed window, a large storage cupboard and a radiator

Bathroom

The bathroom consists of shower over bath, a wash hand basin, a rear facing double glazed window and radiator.

The w/c is accessed separately to the bathroom via the landing.

Outside

The front of the property offers potential to create off road parking and is decorated with a lawn and pebbled area.

To the rear of the property is a low maintained pebbled area aswell as a lawn, a shed and enclosed fencing.



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Rhodes Avenue, Kimberworth Park Rotherham

- Corner plot
- Conservatory
- Large garden
- Good condition
- No chain

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£170,000-£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF116058 - 0004

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