









# 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"  $\max (4.32 \text{m max } x$  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 acces 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 storgae cupboard and a radiator

#### **Bathroom**

BThe 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 maintenanced 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

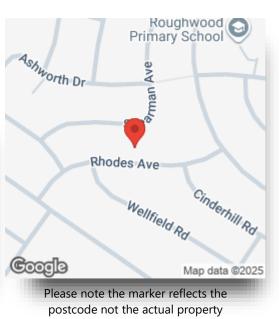
Council Tax Band: A

# £170,000-£180,000









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