



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.



view this property online williamhbrown.co.uk/Property/RTF116058



welcome to

Rhodes Avenue, Kimberworth Park Rotherham

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

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

guide price

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116058



Property Ref:
RTF116058 - 0005

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