



Smithy Close, Kimberworth Park Rotherham S61 3SA

welcome to

Smithy Close, Kimberworth Park Rotherham

£180,000-£190,000 - READY FOR A NEW OWNER - Offered to market is this well presented four bedroom semi detached making the ideal family purchase. Boasting spacious accommodation throughout with driveway & a generous sized rear garden...DON'T MISS OUT, CALL TODAY!



Agents Note

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies".

Entrance Hall

Having a front facing double glazed door & a radiator.

Lounge

16' 8" into recess x 16' 9" into stairs recess (5.08m into recess x 5.11m into stairs recess)
Having a front facing double glazed bay window, rear facing double glazed French doors & two radiators.

Dining Room

8' 4" x 7' 6" (2.54m x 2.29m)
Having a front facing double glazed window and a radiator.

Kitchen

10' 4" x 13' 7" (3.15m x 4.14m)
Fitted with wall and base units housing the integrated hob, oven & extractor with space for an additional three utilities. Having a rear facing double glazed window.

Landing

Having a built in storage cupboard.

Bedroom One

13' 5" x 9' 7" (4.09m x 2.92m)
Having a front facing double glazed window, a radiator & a built in storage cupboard.

Bedroom Two

10' 6" x 6' 9" (3.20m x 2.06m)
Having a rear facing double glazed window and a radiator.

Bedroom Three

10' 2" x 7' 7" (3.10m x 2.31m)
Having a front facing double glazed window & a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing double glazed window a radiator and spotlights.

Bedroom Four

14' 4" into recess x 9' 8" (4.37m into recess x 2.95m)
Situated on the ground floor having a side facing double glazed window, a rear facing door and a radiator.

En Suite Shower Room

Fitted with a shower cubicle, a hand wash basin and a WC. Having a velux window & a radiator.

Outside

To the front of the property is a block paved drive providing off road parking for two cars.

To the rear of the property is a lawned garden, a decked area & a block paved patio all enclosed with fencing & a shed.



view this property online williamhbbrown.co.uk/Property/RTF116586



welcome to

Smithy Close, Kimberworth Park Rotherham

- Four bedroom semi detached property
- Well presented & spacious throughout
- Ideal purchase for the growing family
- Well placed to local amenities & transport links
- Drive providing off road parking

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

£180,000



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116586



Property Ref:
RTF116586 - 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.

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