









welcome to

Richmond Road, Kimberworth Rotherham

Guide Price £150,000 - £160,000. CONSIDER YOURSELF AT HOME - Making the perfect home for first time buyers/young families & offering well presented accommodation is this three bedroom semi detached. Being well placed to Rotherham Town Centre & local amenities...CALL TO VIEW!!!













Entrance Hall

Having a front facing double door, a side facing double glazed window & a radiator.

Lounge

10' 3" into recess x 21' 2" (3.12m into recess x 6.45m) Having a front facing double glazed bow window, a rear facing double glazed window, two radiators & an electric fire.

Kitchen

10' 5" into recess x 17' into recess (3.17m into recess x 5.18m into recess)

Fitted with wall and base units housing the integrated hob, oven, extractor fan & fridge/freezer with worktops housing the sink & drainer. Having a side facing double glazed window & door, a rear facing double glazed window, a radiator & spotlights.

Landing

Having a side facing double glazed window, a radiator & loft hatch.

Bedroom One

10' 1" x 10' 9" (3.07m x 3.28m)

Having a front facing double glazed window and a radiator.

Bedroom Two

10' 1" x 7' 9" (3.07m x 2.36m)

Having a rear facing double glazed window and a radiator.

Bedroom Three

6' 3" x 4' 10" (1.91m x 1.47m)

Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a radiator & spotlights.

Outside

To the front of the property is a lawned garden & a

drive providing off road parking.

To the rear is an enclosed private garden.

Garage

25' 5" \times 12' 8" into recess (7.75m \times 3.86m into recess) Having a front facing door, a side facing window & door and the boiler.





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Richmond Road, Kimberworth Rotherham

- Three bedroom semi detached.
- Well placed to amenities & transport links
- Spacious accommodation
- Off road parking
- Enclosed rear garden

Tenure: Freehold EPC Rating: D

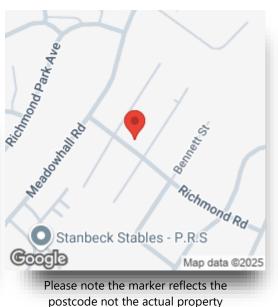
Council Tax Band: A

£150,000









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Property Ref: RTF116242 - 0003 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.





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