



**Cross Street, Kimberworth ROTHERHAM S61 1HJ**



**welcome to**

**Cross Street, Kimberworth ROTHERHAM**

CROSS YOUR FINGERS YOU DON'T MISS OUT ON THIS! This immaculately presented terraced is sure to impress! Boasting tastefully decorated accommodation throughout, a good sized lawned rear garden & being well placed for amenities/motorway links. Making an excellent purchase for FTB/investors. CALL NOW!



## Lounge

12' 7" into chimney breast x 12' 3" ( 3.84m into chimney breast x 3.73m )

A double glazed front door leads into the lounge, benefiting from a fire place, a double glazed window to the front and a central heating radiator.

## Dining Kitchen

12' 1" to maximum x 13' 2" to maximum ( 3.68m to maximum x 4.01m to maximum )

A good sized dining kitchen fitted with a range of wall and base units with co ordinating work surface housing the stainless steel sink & drainer unit and the oven, hob & extractor fan. The units have space for a washing machine, a tumble dryer and a dishwasher. Also having a double glazed window & door to the rear and a central heating radiator. Stairs lead to the landing.

## Landing

Having stairs from the kitchen.

## Bedroom One

12' 8" to maximum x 12' 2" into chimney breast ( 3.86m to maximum x 3.71m into chimney breast )

Benefiting from useful built in storage, a double glazed window to the front and a central heating radiator.

## Bedroom Two

13' 2" to maximum x 7' 2" into recess ( 4.01m to maximum x 2.18m into recess )

Having useful built in storage, a double glazed window to the rear and a central heating radiator.

## Bathroom

Fitted with a bath with mixer taps, an electric shower, hand wash basin and W.C. There is also a double glazed window to the rear and a central heating radiator.

## Outside

To the rear there is a generous sized enclosed lawned garden with a patio area and an outbuilding.



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welcome to

## Cross Street, Kimberworth ROTHERHAM

- Two bedroom mid terraced home
- Beautifully presented through-out - move in condition
- Well placed for local amenities, transport & motorway links
- Spacious dining kitchen
- Two generous sized bedrooms

Tenure: Freehold EPC Rating: C

guide price

**£75,000 - £80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF111252 - 0003

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