

**bartons**   
FOR YOUR NEXT MOVE...

Grattan Street, Kimberworth



**\*\* NO ONWARD CHAIN \*\*** This beautifully presented terraced home makes an excellent first time purchase, located in the popular residential area of Kimberworth, which is handy for schools, shops, and with excellent nearby commuter links for the M1, Sheffield, Rotherham bus and train station.

In brief the property comprises; Lounge \* Modern Kitchen with Island/Breakfast Bar \* Two Bedrooms \* Four Piece Suite Bathroom \* Rear Low Maintenance Garden.

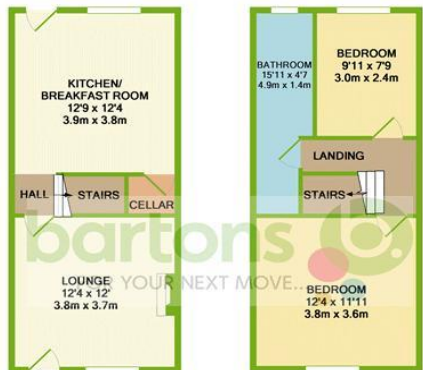
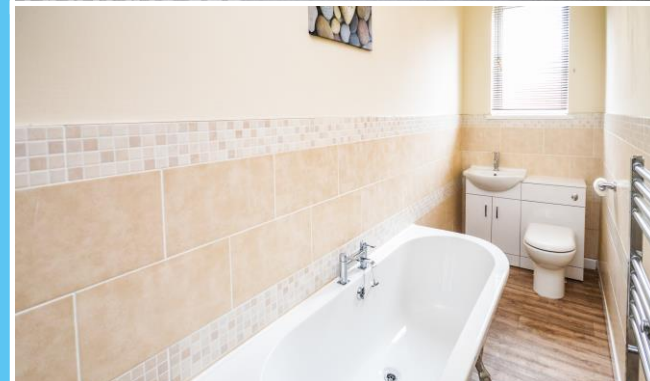
**Asking Price: £110,000**

[www.bartons-net.co.uk](http://www.bartons-net.co.uk)



## ACCOMMODATION

- Beautifully Presented Terrace Home
- Modern Kitchen with Central Island/ Breakfast Bar
- Lounge with Feature Fireplace
- Two Bedrooms / Four Piece Suite Bathroom
- Rear Low Maintenance Garden
- Excellent Nearby Transport Links for M1, Sheffield & Rotherham
- **\*\* NO ONWARD CHAIN \*\***
- **FREEHOLD / Council Tax Band A**



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY  
T: 01709 515740 E: info@bartons-net.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(02-100) <b>A</b>	
(81-91) <b>B</b>		(01-01) <b>B</b>	
(69-80) <b>C</b>		(00-00) <b>C</b>	
(55-68) <b>D</b>		(05-00) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>88</b>	<b>64</b>	<b>90</b>	<b>62</b>
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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