

bartons 
FOR YOUR NEXT MOVE...

South Road, Kimberworth



This Spacious Semi-Detached Home is situated on a quiet no through road, with an elevated position - offering views over Rotherham. Having excellent commuter links to the M1, Sheffield, Meadowhall and the Town Centre - with popular pubs, amenities and schools all within a short walk.

Having Double Off Road Parking and a Generous Garage, the property in brief comprises; Entrance Hall * Open Plan Lounge Diner with French Patio Doors * Kitchen * Three Bedrooms * Bathroom * Patio and Lawn Garden with Shed.

Asking Price: £170,000

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ACCOMMODATION

- Spacious Semi-Detached Home over Three Levels
- Elevated Position - Fantastic Views!
Quiet No Through Road
- Open Plan Lounge Diner with French Patio Doors & Kitchen
- Three Bedrooms & Bathroom
- Double Off Road Parking & Garage
- Lawn & Patio Garden with Shed
- Excellent Commuter Links for M1, Meadowhall, Sheffield & Rotherham
- Leasehold - 741 years / £16.00 per annum



GROUND FLOOR
382 SQ FT (35.2 SQ M) APPROX.

1ST FLOOR
386 SQ FT (35.5 SQ M) APPROX.

2ND FLOOR
384 SQ FT (35.2 SQ M) APPROX.

Garage

KITCHEN
13'0" x 9'0"
3.96m x 2.74m

LIVING/DINER
22'0" x 13'0"
6.71m x 3.96m

HALL

Bedroom 1
13'0" x 11'0"
3.96m x 3.35m

Bedroom 2
12'0" x 11'0"
3.66m x 3.35m

Bedroom 3
8'0" x 9'0"
2.44m x 2.74m

Bathroom
6'0" x 6'0"
1.83m x 1.83m

LANDING

STORAGE

UP

DOWN

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TOTAL FLOOR AREA: 344 sq ft (31.7 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of floors, walls, 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. Made with Metreapp (2021)



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		