



## Calder Road, Kimberworth

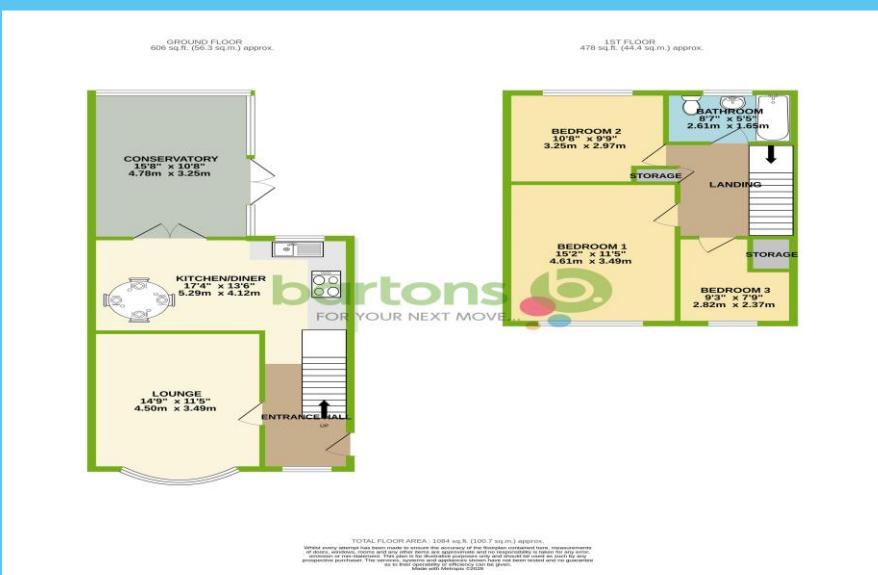
Guide Price: £170,000 to £180,000



This THREE Bedroom semi-detached house is located on the popular Calder Road in Kimberworth and would make an ideal purchase for FIRST TIME BUYERS, INVESTORS AND COMMUTERS. The accommodation comprises a spacious Lounge with a feature Fireplace and an Open Plan Kitchen Diner fitted with a built-in oven and electric hob. To the rear is a larger than average conservatory providing additional living space for all the family needs. To the first floor are Two Double Bedrooms, One single Bedroom, and a modern Family Bathroom. Externally, the property features a low-maintenance rear garden with a decked area, along with an outhouse offering ample storage. To the front, a modest sized front garden and Driveway. A fantastic location being well served by regular public transport routes providing easy access to Rotherham town centre and surrounding areas, along with excellent road links for commuters and just a short walk from local amenities.

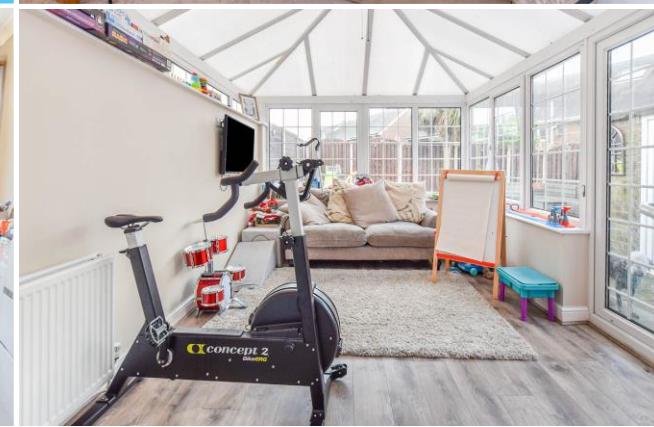
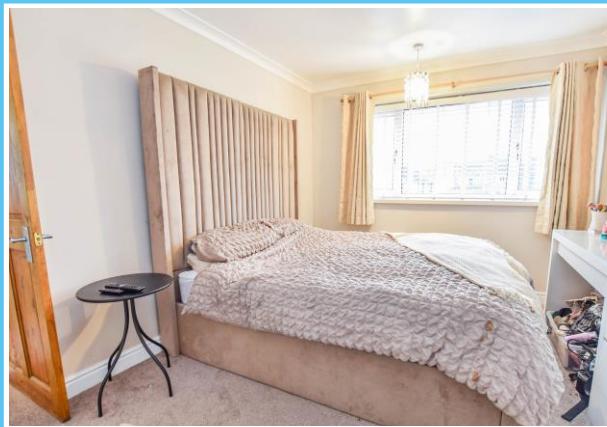
Early viewing is highly recommended to fully appreciate the location and potential of this family home

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## ACCOMMODATION

- Three Bedroom Semi Detached House
- Popular Calder Road location in Kimberworth
- Open-plan kitchen diner with built-in oven and hob
- Larger than average Conservatory to Rear
- Two Double Bedrooms and One Single Bedroom
- Low maintenance rear garden with decked area
- Front Garden with Driveway
- Excellent Location for commuters & Local amenities within walking distance



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-80)	B		
(69-60)	C		
(55-68)	D		
(39-54)	E		
(21-30)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		70	
EU Directive 2002/91/EC			
WWW.RPC4U.COM			

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