



## Hungerhill Road, Kimberworth



Guide Price: £190,000 to £200,000. Offered for sale with No Onward Chain is this Spacious Bay Window Semi-Detached Home, which is situated within a popular area of Kimberworth, being well served by regular public transport routes providing easy access to Rotherham town centre. Excellent M1 motorway and Sheffield links for commuters and just a short walk from local amenities.

In brief the property comprises; Entrance Hall \* Open Plan Kitchen Diner with French Patio Doors \* Lounge \* Three Bedrooms \* Modern Shower Room \* Driveway with Gate, Low Maintenance Front \* Rear Large Patio and Garden \* Garage.

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## ACCOMMODATION

- Bay Window Semi-Detached Home
- Three Bedrooms, Modern Shower Room
- Open Plan Kitchen Diner with French Patio Doors
- Lounge with Double Doors
- Driveway with Gate that leads to GARAGE
- Rear Large Patio and Lawn Garden
- Popular Location with Excellent Commuter Links
- NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90+) A		
(81-90) B		
(70-80) C		
(55-69) D	71	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.RFCI.co.uk		



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