



St. Patricks, 168B Kimberworth Park Road, Kimberworth Park, Rotherham, S61 3JF

Price Range £120,000

*** PRICE RANGE £120,000 TO £130,000***

A two bedroom mid-town house, situated directly opposite St. Pauls playing field and offered for sale with no upward chain. The property will appeal to both first time buyers and investors alike and offers gas central heating from a combi boiler, sealed unit double glazing and off-road parking. The accommodation briefly comprises: Entrance Porch, fitted Kitchen, spacious Lounge with patio doors, two Bedrooms and Bathroom. To the rear is a lawned garden.

The property stands on a bus route with regular services to the Town Centre whilst Meadowhall and the M1 intersection are both within 10 minutes drive.

ENTRANCE PORCH

With timber door and sealed unit double glazed window

KITCHEN 11'7" x 9'8" (3.55 x 2.95)



With fitted base and wall units and inset stainless steel sink set beneath the front facing sealed unit double glazed window. Gas cooker and extractor hood. Space and plumbing for washing machine, wall-mounted gas combination boiler and radiator.

LOUNGE 11'8" x 15'7" (3.57 x 4.76)



With sliding patio doors opening into the rear garden. Period style fireplace surround and electric fire radiator and under stairs storage cupboard.

FIRST FLOOR LANDING

REAR BEDROOM ONE 11'8" x 12'5" (3.57 x 3.79)



With radiator, sealed unit double glazed window and built-in cupboard

FRONT BEDROOM TWO 6'8" x 9'10" (2.05 x 3)



With sealed unit double glazed window, radiator and built-in cupboard

BATHROOM



With white suite comprising panelled bath, pedestal wash hand basin and W.C. Radiator and opaque sealed unit double glazed window.

OUTSIDE



To the front is a concrete hardstanding providing off-road parking whilst to the rear is a lawned garden with paved patio area.

MATERIAL INFORMATION

Council Tax Band A

EPC Rating D

Tenure Freehold

Property Type Mid town house

Construction type Brick built

Heating Type Gas boiler

Water Supply Mains water supply

Sewage Mains drainage

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Drive

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

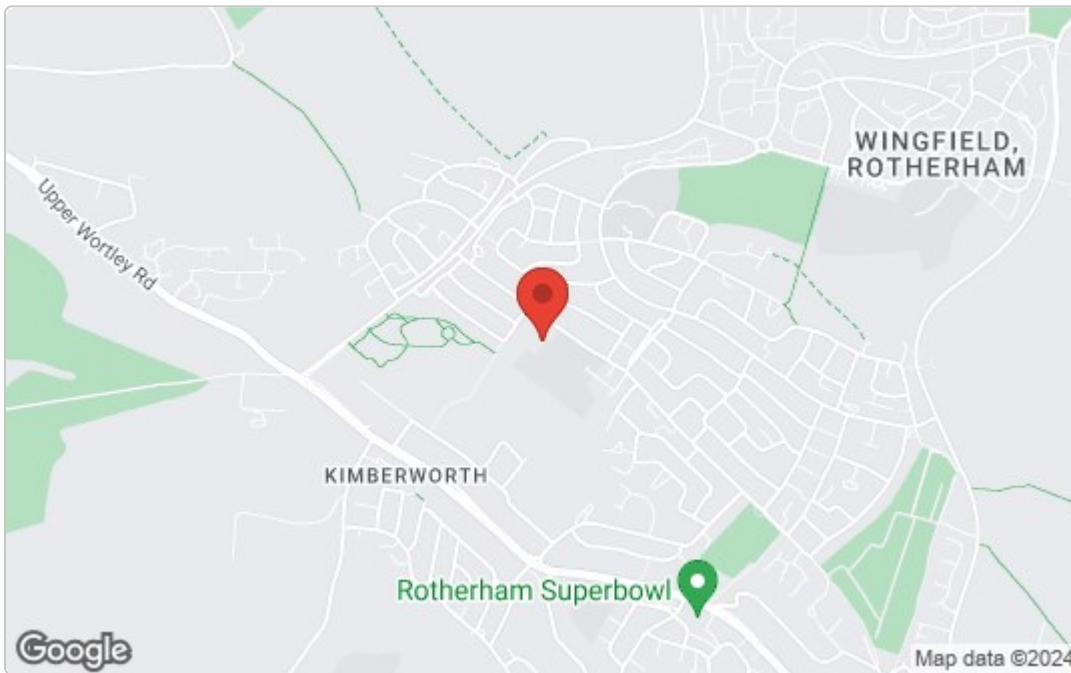
Accessibility features N/A

We advise all clients to discuss the above points with a conveyancing solicitor.

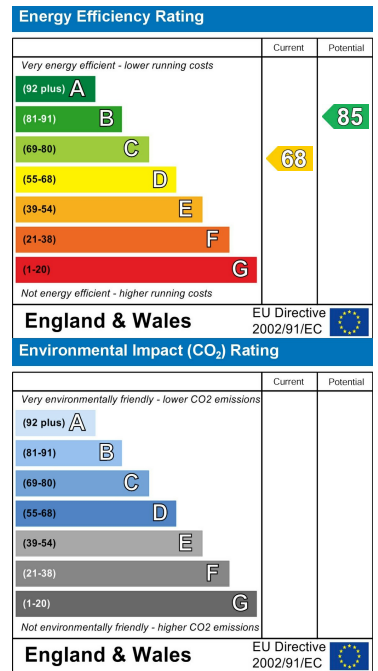
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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