



89 Bradgate Lane, Kimberworth, Rotherham, S61 1QQ

Asking Price £220,000

A viewing is highly recommended to appreciate this well maintained extended three bedroomed semi detached property. Comprising of modern open plan dining kitchen, lounge, three bedrooms, modern family bathroom, long driveway to garage and side gate to well maintained enclosed rear garden.

Within walking distance for local schools and amenities, with excellent commuter links for the M1, Sheffield, Meadowhall and Rotherham Town Centre.

Entance Hallway



UPVC door leads to the entrance hallway, with central heating radiator, door leading to the dining/ kitchen and stairs to first floor.

Kitchen/ Dining Room 16'5" x 15'11" (5.01m x 4.87m)



Extended open plan dining/ kitchen with modern wall and base units with work surfaces. Built in electric double oven, hob and extractor fan, microwave, sink and breakfast bar. Space for fridge/ freezer and washing machine. Further useful store room. Decorative wall radiators and spotlights. Dining area with patio doors leading to the rear garden. Door leading to lounge.

Lounge 14'8" x 12'11" (4.48m x 3.94m)



Front UPVC bay windowed lounge, central heating radiator,

First Floor

Landing

Stairs leading first floor landing with UPVC side window, doors leading to three bedrooms and bathroom, loft access with drop down loft ladder to gain access to the partially boarded loft with with power and lighting.

Bedroom One 11'10" x 11'8" (3.63m x 3.56m)



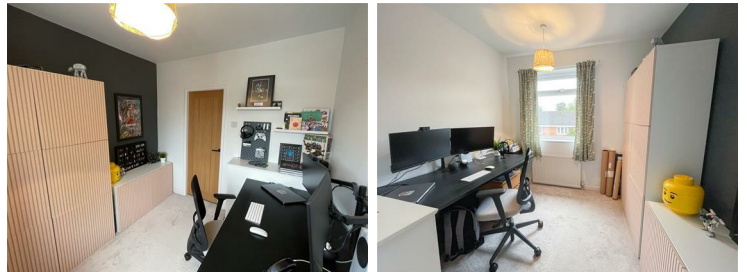
Rear UPVC window, and central heating radiator.

Bedroom Two 10'2" x 8'8" (3.11 x 2.66m)



UPVC front window and central heating radiator.

Bedroom Three 8'8" mx 8'7" m (2.66 mx 2.63 m)



Front UPVC window and central heating radiator

Bathroom 8'5" x 7'3" (2.57m x 2.23m)



Modern Four piece bathroom suite in white, comprising of bath, sink, W.C. and separate shower cubicle with screening. Partially tiled, heated towel rail and rear UPVC window.

Outside



Long driveway leading to garage and side gate to rear garden. Front low maintenance garden. Rear enclosed garden provided by fencing, with decking/ patio area, well maintained lawned area with pathway and shrubs.

Material Information

Council Tax Band B

Tenure Freehold

Property Type Three semi detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

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 and garage

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

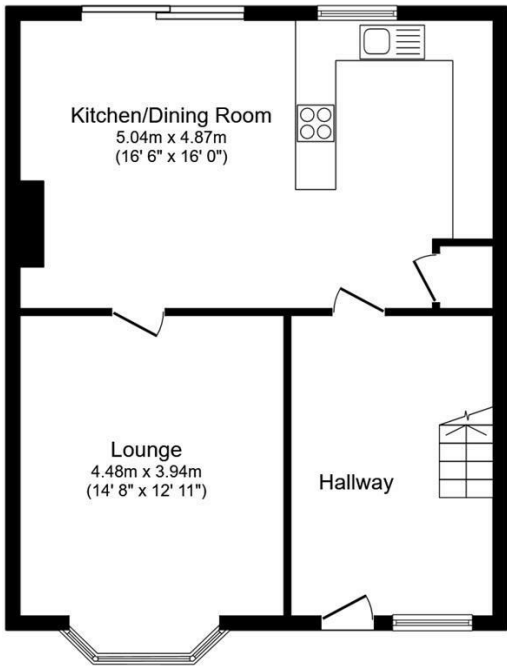
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

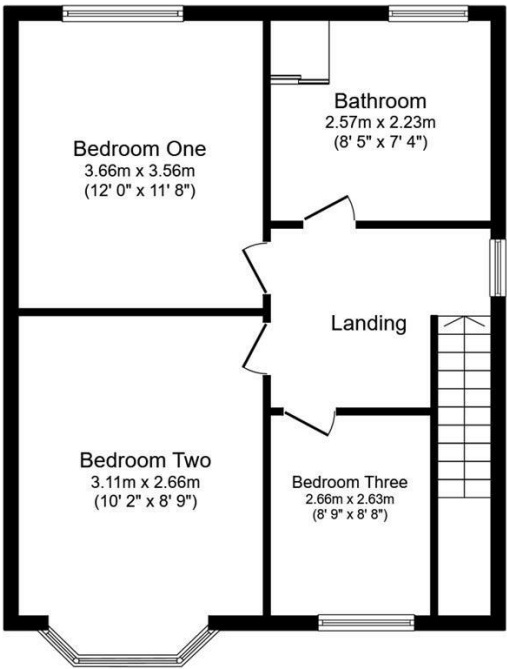
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



Ground Floor

Floor area 63.7 sq.m. (686 sq.ft.)



First Floor

Floor area 63.9 sq.m. (687 sq.ft.)

TOTAL: 127.6 sq.m. (1,373 sq.ft.)

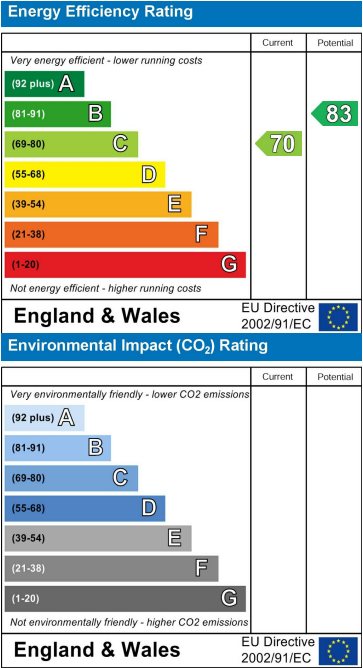
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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