



25 Fenton Fields, Kimberworth, Rotherham, S61 3SU

Offers Around £175,000

A well presented TWO BEDROOM SEMI DETACHED HOUSE which enjoys a cul-de-sac location on a popular development. The property forms the ideal purchase for the first-time buyer and offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING and FITTED KITCHEN.

The accommodation comprises: Porch, spacious Lounge, fitted Kitchen, two Bedrooms (both having fitted wardrobes) and Bathroom.

Established lawned gardens and ample off-road parking with DETACHED GARAGE.

ENTRANCE PORCH

With uPVC door and 'port hole' window

LOUNGE 12'1" x 17'6" (3.7m x 5.34m)



The focal point being the feature fireplace surround and 'living flame' gas fire. Front facing uPVC window and double panelled radiator

KITCHEN 12'1" x 10'4" (3.7m x 3.16)



Having a range of fitted base and wall units with inset polycarbonate sink and integrated gas hob and electric oven with high level extractor. Space and plumbing for washing machine. Tiled splash backs and floor, double panelled radiator, uPVC rear entrance door and window.

LANDING

FRONT BEDROOM 12'1" x 10'2" (3.7m x 3.1m)



Having fitted wardrobes running the length of one wall, radiator and uPVC window

REAR BEDROOM 12'1" x 6'9" (3.7m x 2.07m)



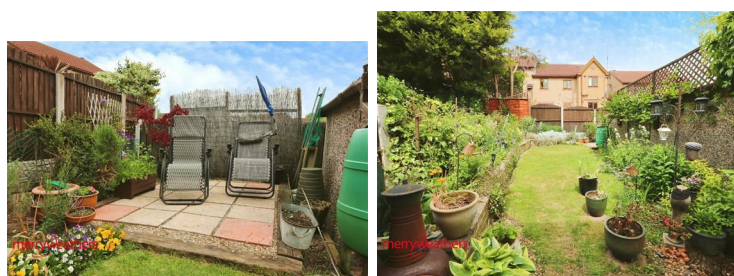
With fitted wardrobe, radiator and uPVC window

BATHROOM 8'10" x 5'0" (2.7m x 1.53m)



With white suite comprising a panelled bath with electric 'Triton' shower over, pedestal wash basin and W.C. Radiator, uPVC opaque window and cupboard housing the 'Ideal' combi boiler.

OUTSIDE



A flagged drive leads past the lawned front garden to the DETACHED SECTIONAL GARAGE. To the rear is an established garden, mainly lawned, with mature flower beds and borders and paved patio.

MATERIAL INFORMATION

Council Tax Band: A

Tenure : Freehold

Property Type Semi detached house

Construction type Brick

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 & 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.

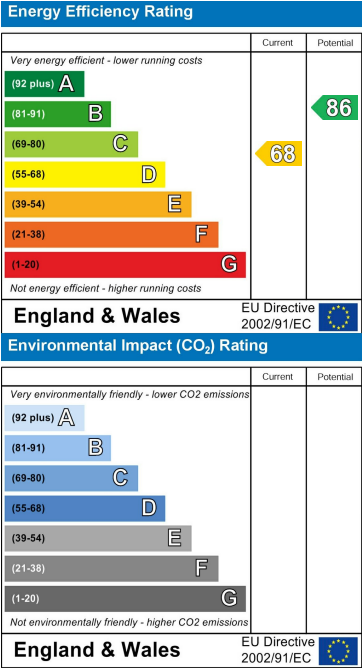
Floor Plan



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

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