



**Claremont Street, Kimberworth Rotherham S61 2LS**



**welcome to**

**Claremont Street, Kimberworth Rotherham**

£120,000 - JUST BRING YOUR THINGS AND MOVE IN - This well presented two bedroom mid terraced property is offered to market boasting spacious and modern accommodation throughout. Making the perfect purchase for the FTB this is not to be missed...CALL NOW TO VIEW!



## Lounge

11' 10" x 12' 2" into chimney breast recess ( 3.61m x 3.71m into chimney breast recess )  
Having a front facing double glazed window & door, two radiators & a gas fire.

## Dining Room

11' 10" into recess x 12' 2" into recess ( 3.61m into recess x 3.71m into recess )  
Having a rear facing double glazed window, a radiator, a feature log burner & a door to the cellar.

## Kitchen

11' 7" x 6' 8" ( 3.53m x 2.03m )  
Fitted with wall and base units housing the integrated hob, double oven & extractor fan, the microwave, fridge/freezer & washing machine with worktops housing the sink & drainer. Having a side facing double glazed window & door and a rear facing double glazed window.

## Landing

Having a radiator and loft hatch.

## Bedroom One

12' 1" x 11' 10" into recess ( 3.68m x 3.61m into recess )  
Having a front facing double glazed window and a radiator.

## Bedroom Two

9' 2" x 8' 10" ( 2.79m x 2.69m )  
Having a rear facing double glazed window and a radiator.

## Bathroom

Fitted with a large freestanding bath & separate shower cubicle, a hand wash basin & a WC. Having a rear facing double glazed window, a heated towel rail & a storage cupboard.

## Attic Room

A usable space accessed from the landing.

## Outside

To the rear is a low maintenance yard.



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## Claremont Street, Kimberworth Rotherham

- Two bedroom mid terraced property
- Spacious and modern accommodation throughout
- Ideal purchase for the FTB
- Popular location - well placed to local amenities & transport links
- Low maintenance rear patio

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£120 000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTF116436 - 0008

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