

FOR SALE



Church Street, Kimberworth
Auction Guide Price £125,000


MARTIN&CO



Church Street, Kimberworth

3 Bedrooms, 1 Bathroom

Auction Guide Price £125,000

- Semi detached
- Three bedrooms
- No chain
- Drive and garage
- Commuter links

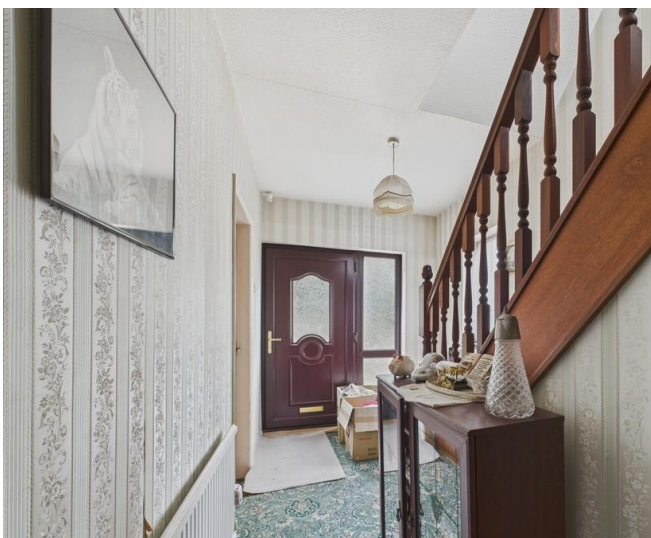
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment



varies but will be no more than £450.00. These services are optional

Set along Church Street in the popular area of Kimberworth, this property sits in a spot that works well for those wanting easy access to both local everyday essentials and bigger shopping trips. Meadowhall is only a short drive away, offering the well-known shopping centre plus train and tram stations that make getting around South Yorkshire straightforward. Local bus routes run through Kimberworth itself, while the M1 motorway is within comfortable reach for those commuting further afield. Everyday shopping is taken care of with Aldi and Tesco Express nearby, and Rotherham town centre is just a short journey for a wider mix of high street names and independent shops.

Families are likely to appreciate the schools in the area, including Kimberworth Community Primary School and Winterhill School, which have built up decent reputations locally. There are also parks and open spaces dotted around, giving options for walks or

somewhere for children to play.

Pulling up outside, the property has a straightforward frontage with a small garden area and a driveway that runs along the side to a single garage. This means parking for more than one car is simple, plus there's still space for visitors to park on the street. Stepping through the entrance hall, there's a staircase up to the first floor and a handy downstairs w.c., always a bonus in busy households.

The dining kitchen is fitted with oak effect wall and base units, leaving plenty of room for free-standing appliances and a dining table. This is a spot that works as the heart of the home, where meals can be shared or kids can get on with homework. While it's perfectly functional as it stands, there's scope here for someone to modernise or redesign to personal taste.

Heading upstairs, the landing links three bedrooms and the family bathroom. The main bedroom benefits from fitted furniture that offers useful storage, while the other two bedrooms are suited to children, guests, or even a home office set-up. The bathroom is fitted with a standard three piece suite, again ready to use but



could be updated over time to create a more contemporary feel. Outside to the rear is where this property really starts to show extra promise. A generous garden stretches out with a patio area ideal for outdoor furniture, plus a lawn that gives a good amount of space for kids to play or for those who might be keen gardeners. Well-placed borders around the edge add some interest, but there's still plenty of room for anyone wanting to add raised beds or more planting. This is the sort of property that suits buyers at different stages – whether starting out, moving up, or even looking for somewhere to downsize that still offers outdoor space and parking. Being sold with no chain means the process could move along quicker than usual, a real benefit in today's market. With Kimberworth's mix of handy shops, reputable schools, and straightforward connections to Rotherham, Sheffield and beyond, it's easy to see why this area remains popular. This property is ready for someone new to come in and add their own ideas, turning it into

a home that fits individual needs and style.

ENTRANCE HALL With a spindled staircase rising to the first floor landing, side facing window and front facing entrance door.

CLOAKROOM Having a low flush wc and side facing window.

LOUNGE A generous size lounge. The focal point of the room is the feature fire surround housing the living flame gas fire and front facing bay window.

DINING KITCHEN With a range of fitted wall and base units. Wall units include extractor hood. Base units are set beneath worktops which include a one and a half bowl sink, plumbing for washing machine, dishwasher, hob, eye level oven, tiled splash backs, rear facing window and rear facing entrance door. Dining area has a rear facing window.

LANDING With spindled balustrade, loft access, cupboard and side facing window.

BEDROOM ONE A double size room with built in wardrobes and front facing window.

BEDROOM TWO A double size room with built in cupboard and rear facing window.

BEDROOM THREE A single size room with built in cupboard and front facing window.

BATHROOM Having a three piece suite which comprises of low flush w.c, vanity wash hand basin, bath with shower set over, tiled walls and two rear facing windows.

OUTSIDE With double gates opening onto the block paved drive and pebbled garden to the front. Single garage. To the rear is a larger than average garden which is mainly laid to lawn with mature shrub borders



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		





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