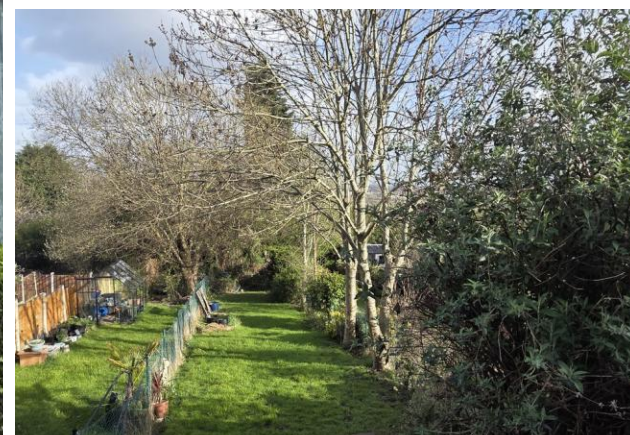


FOR SALE



South Street, Kimberworth
Guide Price £120,000


MARTIN & CO



South Street, Kimberworth

2 Bedrooms, 1 Bathroom

Guide Price £120,000

- Mid terrace
- Two double bedrooms
- Two reception rooms
- Commuter links
- Generous garden

GUIDE PRICE £120,000 - £130,000. Offered for sale with no onward chain is this deceptively spacious mid terrace home positioned on South Street in the ever-popular Kimberworth area. Well suited to a wide range of buyers, the property offers a practical layout, generous outdoor space and excellent access to local amenities and transport links, making it an appealing option for both first time buyers and those looking to move closer to commuter routes.

The property is approached via a forecourt-style garden to the front, setting the house slightly back from the street. Entry is gained through a side facing entrance lobby which provides access to the staircase leading to the first floor. From here, the ground floor accommodation flows naturally, offering two well-proportioned reception rooms that provide flexibility for modern living.

Positioned at the front of the property is a bay windowed lounge, allowing for plenty of natural light throughout the day. The focal point of the room is an electric stove-style fire, creating a cosy setting that works well as a main living area. To the rear sits a second reception room, currently utilised as a dining room or sitting room, offering a versatile space that could easily adapt to different lifestyles, whether as a formal dining area, additional lounge or even a home working space.



The kitchen is located beyond the second reception room and is fitted with a range of shaker-style wall and base units, providing ample storage and workspace. The layout is functional and straightforward, with direct access out to the rear garden, making it convenient for day-to-day living and entertaining during warmer months.

To the first floor, the landing gives access to two well-sized double bedrooms, both offering comfortable proportions and flexibility for furnishings. The front bedroom benefits from good natural light, while the rear bedroom overlooks the garden, creating a quieter outlook. The family bathroom is particularly generous in size and is fitted with a white three-piece suite, including bath, wash basin and WC, with space that could accommodate further storage if required. Externally, the rear garden is a notable feature of the property. Immediately to the rear of the house is a decked seating area, ideal for outdoor dining or relaxing. Steps lead down to a larger lawned garden, offering a good amount of space for a variety of uses, whether that be gardening, outdoor seating or family

activities. The size of the garden is uncommon for properties of this style and adds to the overall appeal. Kimberworth remains a popular residential area due to its convenient location and strong range of local amenities. Nearby, there are several well-regarded schools including Kimberworth Community Primary School and Saint Bede's Catholic Primary School, both within easy reach. For everyday shopping needs, there are local convenience stores close by, while larger supermarkets such as Tesco Extra at Rotherham and Morrisons are just a short drive away. For those needing to commute, the property is ideally positioned with excellent access to the M1 and M18 motorway networks, making travel to Sheffield, Doncaster and beyond straightforward. Meadowhall Shopping Centre, along with its associated train and tram stations, is also within easy reach, providing both retail and transport options. Regular bus routes run through Kimberworth, offering further connectivity into Rotherham town centre and surrounding areas. Overall, this is a well-proportioned home in a convenient location, with the added advantage of no



chain, making it an option worth considering for a range of buyers.

ENTRANCE HALL With a staircase rising to the first floor landing, doors to the lounge, dining room and side facing entrance door.

LOUNGE A lovely size lounge with coving and rose to the ceiling. The focal point of the room is the inset electric stove fire and front facing bay window.

DINING ROOM / SITTING ROOM A versatile reception room with coving and rose to the ceiling. With laminate floor, access to the kitchen and rear facing window.

KITCHEN With a range of fitted wall and base units in shaker style. Base units are set beneath contrasting worktops which include a one and a half bowl sink, hob, oven, plumbing for washing machine, space for

fridge freezer, tiled splash backs, side facing window and rear facing entrance door.

LANDING

BEDROOM ONE A generous size double bedroom with store cupboard and front facing window.

BEDROOM TWO A double size room with rear facing window.

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

OUTSIDE To the front of the property is a forecourt style garden. To the rear is an enclosed garden with decked area. Steps lead to a generous size lawn garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





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