



**Leybourne Road, Kimberworth Park Rotherham S61 3QD**

**welcome to**

**Leybourne Road, Kimberworth Park Rotherham**

MAKE THIS YOUR DREAM HOME - Offered to market is this three bedroom semi detached property making the ideal family purchase. Being well presented and spacious throughout with a generous sized rear garden & patio with outbuilding & off road parking...CALL NOW!



## **Ground Floor Entrance Hall**

A bright & welcoming entrance hall providing access to the lounge & kitchen with a front facing double glazed door & a side facing double glazed window.

## **Lounge**

Allowing plenty of natural light the lounge features a front facing double glazed window with a radiator & cosy fireplace.

## **Kitchen**

The kitchen is fitted with a series of wall & base units with coordinating worktops with space for a freestanding cooker, fridge/freezer & washing machine. Having a rear facing double glazed window overlooking the garden & a radiator.

## **Dining Room**

Off from the kitchen making the ideal space for family meals, the dining room boasts a rear facing double glazed window allowing natural light & overlooks the garden.

## **Rear Porch**

Fitted with front & rear facing double glazed doors providing access from the front of the property to the rear complete with built in storage & space for a tumble dryer.

## **First Floor Bedroom One**

A bright & airy room having a front facing double glazed window & a radiator.

## **Bedroom Two**

Having a rear facing double glazed window & radiator.

## **Bedroom Three**

A versatile space which can be used as a nursery, guest room or home office having a front facing double glazed window & a radiator.

## **Bathroom**

Fitted with a modern style three piece suite comprising of a bath with an overhead shower, a hand wash basin & WC. Having side & rear facing windows allowing plenty of air along with an extractor fan.

## **Outside**

To the front of the property is a block paved driveway providing off road parking.

To the rear is a beautifully presented enclosed lawned garden with a patio area perfect for summer gatherings/entertaining & benefits from a brick built outbuilding providing additional outdoor storage space.



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## Leybourne Road, Kimberworth Park Rotherham

- Three bedroom semi detached property
- Spacious & well presented accommodation throughout
- Ideal family purchase/FTB
- Driveway providing off road parking
- Sizable rear garden & patio with additional outbuilding

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTF117410 - 0002

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