



Claremont Street, Kimberworth Rotherham S61 2LT

welcome to

Claremont Street, Kimberworth Rotherham

OUR HOUSE IN THE MIDDLE OF OUR STREET. Offered to the market with no vendor chain involved, this 2 bedroom terrace would make an excellent purchase for first time buyers / investors alike. Boasting spacious rooms & a good sized rear yard - THIS MUST BE VIEWED - CALL NOW!



Lounge

11' Max x 10' 7" into chimney breast (3.35m Max x 3.23m into chimney breast)

The lounge has a front facing double glazed window and door. Also having a radiator and gas fire.

Dining Room

11' 6" Into Chimney Breast x 12' Max (3.51m Into Chimney Breast x 3.66m Max)

The dining room has a rear facing double glazed window and radiator. There is an electric wall mounted fireplace and access to the cellar offering useful storage.

Kitchen

7' 9" Max x 6' Max (2.36m Max x 1.83m Max)

The kitchen has a rear facing double glazed window and side facing double glazed door.

There are wall and base units and a sink and drainer.

Landing

With a radiator and access to attic via a fixed staircase.

Bedroom One

11' 1" Max x 11' 9" Into chimney breast (3.38m Max x 3.58m Into chimney breast)

The master bedroom has a front facing double glazed window and radiator.

Bedroom Two

9' 3" Max x 6' 2" Max (2.82m Max x 1.88m Max)

Bedroom two has a rear facing double glazed window and radiator.

Attic Space

13' 1" Max x 11' 8" Max with irregular head height (3.99m Max x 3.56m Max with irregular head height)

The converted attic space would make the ideal third bedroom subject to relevant building regulations. It has a rear facing double glazed velux window and built in storage cupboard.

Bathroom

The bathroom has a shower over bath, WC and hand wash basin. With a rear facing double glazed window and radiator.

Outside

The property has a rear garden, with a shed, enclosed fencing and patio area.



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Claremont Street, Kimberworth Rotherham

- Two bed mid terrace
- Potential for a third bedroom with the already converted attic
- Spacious accomodation throughout
- Excellent purchase for first time buyers / investors
- NO CHAIN

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£80 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF116447 - 0003

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