

FOR SALE



Claremont Street, Kimberworth
Guide Price £110,000

MARTIN & CO



Claremont Street, Kimberworth

2 Bedrooms, 1 Bathroom

Guide Price £110,000

- Mid terrace
- Two bedrooms
- Two reception rooms
- Modern kitchen
- Well appointed

GUIDE PRICE £110,000 - £120,000. Tucked away on Claremont Street in the established area of Kimberworth, this two-bedroom mid-terrace home has been thoughtfully upgraded by the current owners and offers more space than might first be expected. Well located for access to Rotherham town centre, the M1 motorway, and Meadowhall, the property strikes a balance between convenience and comfort, making it a strong option for first-time buyers, young couples, or even landlords looking for a straightforward addition to a portfolio.

From the outside, the property presents a traditional terrace frontage with hardstanding space, while the rear opens out to a larger-than-average enclosed garden - a real plus point in this type of home. Inside, the layout flows well and has been kept up to date, meaning buyers can move straight in while still having room to personalise in time.

The ground floor starts with a front-facing dining room. A feature fire surround with an electric fire gives the space a cosy feel and creates a clear dining or sitting area depending on how the room is used. From here, access leads into the rear-facing lounge, which also has access down to a cellar - useful for storage or potential conversion, subject to the right work. This rear living area has a clear view out to the garden and gives a sense of separation between living and dining

zones.

The kitchen is positioned to the back of the house and is fitted with a range of modern wall and base units. Integrated appliances are already in place, offering practical convenience for day-to-day use. The finish is contemporary, with neutral tones that suit a variety of styles. The kitchen also opens out to the rear garden, which gives the ground floor a more connected indoor-outdoor feel during warmer months.

Upstairs, the first floor houses two bedrooms - one at the front and one at the rear. Both are well-proportioned and filled with natural light. The front bedroom is particularly spacious, offering plenty of room for wardrobes and other furniture. The second bedroom, to the rear, works well as a smaller double or generous single. The family bathroom sits off the landing and has been finished with a modern white three-piece suite including a full-sized bath, basin and WC. Clean, simple and stylish, it's a practical space that's already been updated.

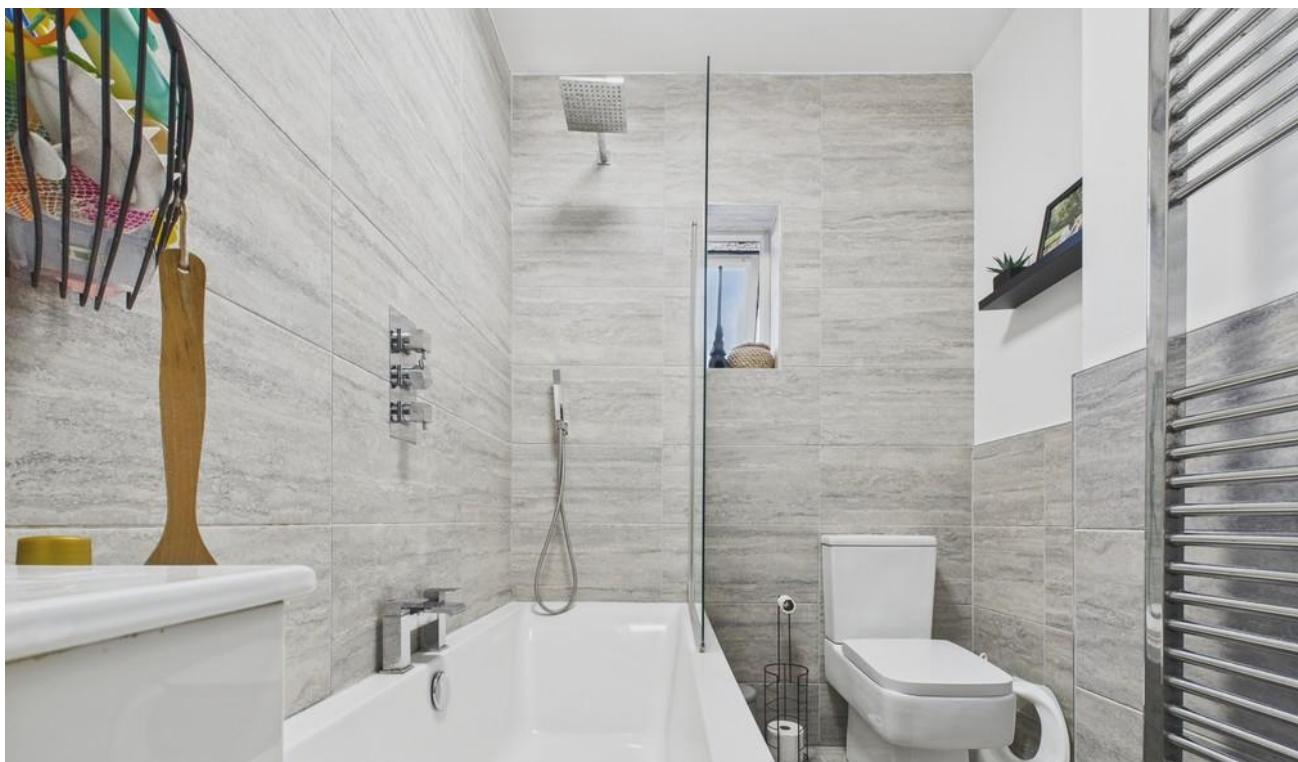
Externally, the rear garden is a strong feature and offers more than might be expected from a mid-

terrace. There's a patio area directly outside the kitchen, which leads to a lawn bordered by planting areas. Fully enclosed, it's private and secure, making it suitable for those with pets or children, and it offers scope for further landscaping or even a garden room or shed, subject to space.

The location adds further value. Kimberworth is a long-standing residential area of Rotherham, well served by local shops, takeaways, and everyday amenities.

There are several convenience stores nearby, with larger supermarket options including Aldi and Tesco Extra just a short drive away. Meadowhall Shopping Centre is less than 15 minutes by car and offers retail, dining and leisure options in one place. Public transport links are good, with regular bus routes along nearby Wortley Road and easy access to Rotherham town centre and Sheffield.

For those commuting, the M1 motorway is just a few minutes' drive away, giving quick access to Sheffield, Barnsley, and further afield. Rotherham Central train station is also nearby, connecting directly to Sheffield and Doncaster.



Local schools are within easy reach too. Roughwood Primary and Meadow View Primary are both nearby and have good reputations. For secondary education, Winterhill School is within a short walk and offers a wide range of academic and vocational options.

Altogether Claremont Street offers a solid package: updated interiors, generous garden space, and a location that balances everyday convenience with quiet residential character. Ready to move into and offering more than meets the eye, it's one that's definitely worth a look.

DINING ROOM With coving to the ceiling and dado rail to half height. The focal point of the room is the feature fire surround housing the electric fire. With laminate floor, front facing window and front facing entrance door.

INNER LOBBY With a staircase rising to the first floor landing.



LOUNGE A generous size lounge with rear facing window and access to the cellar. The focal point of the room is the feature paneling to one wall.

KITCHEN Having a range of fitted wall and base units in white, wall units include extractor hood. Base units are set beneath contrasting worktops which include a single bowl sink, hob, oven, integrated washing machine, dishwasher, space for fridge freezer, side facing entrance door, side and rear facing windows.

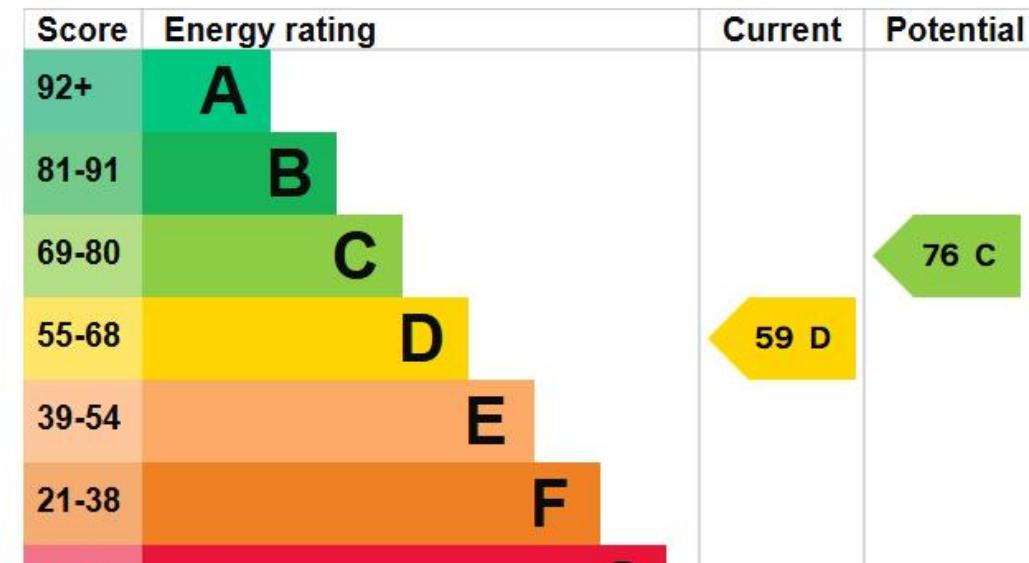
LANDING

BEDROOM ONE a generous size room with built in cupboard and front facing window.

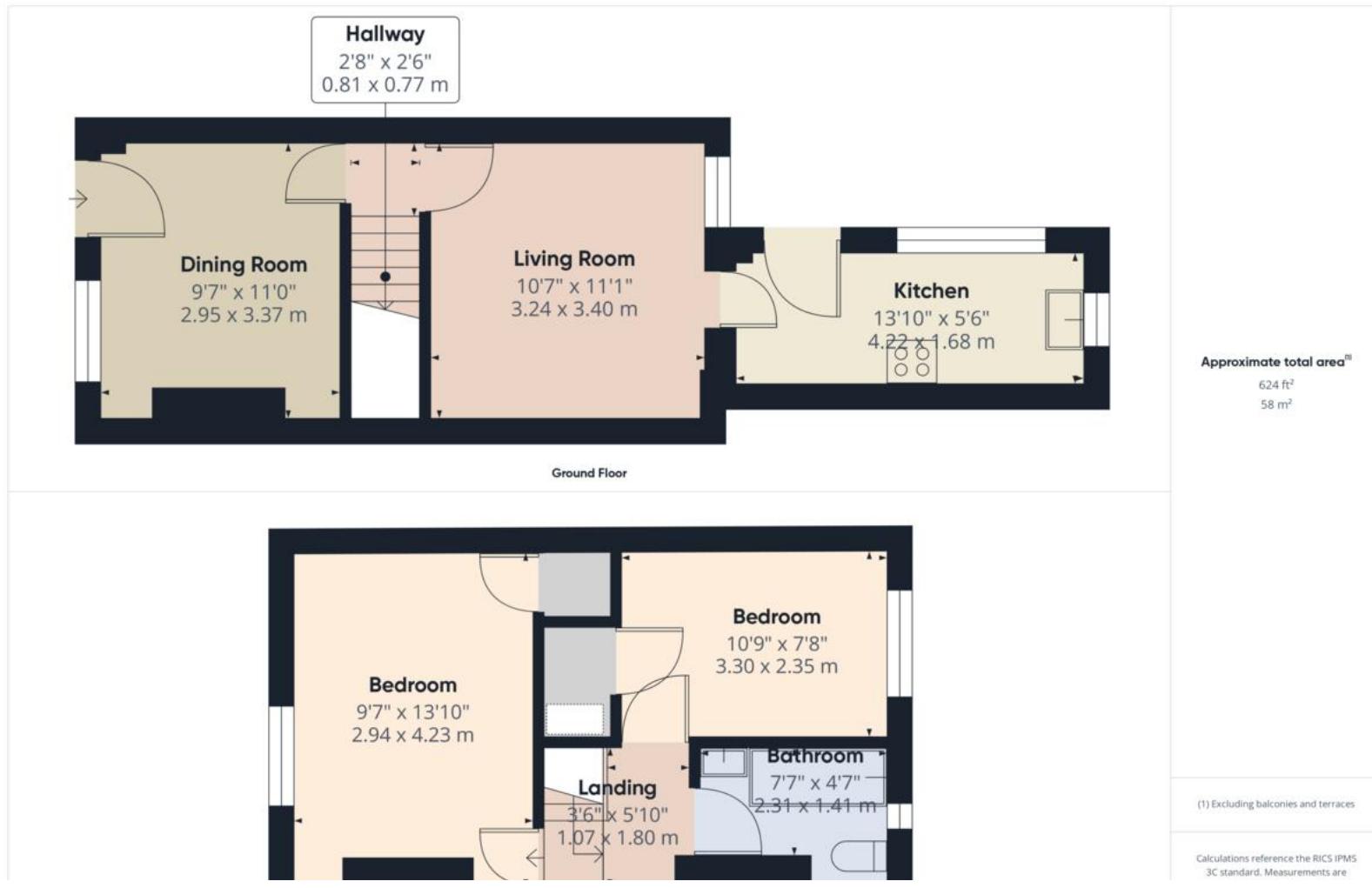
BEDROOM TWO A generous size room with built in cupboard, coving to the ceiling, laminate floor and rear facing window.

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

OUTSIDE To the front of the property is hard standing. To the rear is an enclosed garden with patio, lawn, pebbled area with inset paving stones.







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