



**Churchfields, Kimberworth Rotherham S61 1PU**

**welcome to**

**Churchfields, Kimberworth Rotherham**

£240,000-£250,000 - WHAT YOU WAITING FOR? - This STUNNING three bedroom detached property is offered to the market boasting modern decor throughout making the ideal purchase for the FTB/family buyer. Having both front & rear gardens, a drive & a garage, this is not to be missed!!! CALL NOW!



### **Lounge**

Irregular Shaped Room 12' 8" max x 16' 1" into recess ( 3.86m max x 4.90m)

Having a front facing double glazed window and radiator.

### **Kitchen / Diner / Family Room**

Irregular Shaped Room 16' 2" max x 10' 6" max ( 4.93m max x 3.20m)

Having a kitchen diner, plenty wall and base units with full fitted appliances such as fridge freezer, dishwasher and washing machine, aswell as oven, hob, extractor fan and a fitted microwave. There is also a sink and drainer and a storage pantry. There is a rear facing double glazed door and window.

### **Bedroom One**

Irregular Shaped Room 11' 9" max x 9' 1" max ( 3.58m max x 2.77m)

Having a front facing double glazed window & a radiator.

### **Bedroom Two**

Irregular Shaped Room 9' 1" max x 11' 8" max ( 2.77m max x 3.56m)

Having a rear facing window & a radiator.

### **Bedroom Three**

Irregular Shaped Room 7' 2" max x 6' 6" max ( 2.18m max x 1.98m)

Having a front facing double glazed window & a radiator.

### **Bathroom**

Having a shower over bath, a w/c & a wash hand basin, There is also a storage cupboard & a heated towel radiator with a rear facing double glazed window.

### **Front garden**

Situated on a large corner plot there is a drive for multiple cars, an attached garage & a lawn & patio area.

### **Rear garden**

Having astro turf, a patio area with enclosed fencing aswell as access to the garage.



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## Churchfields, Kimberworth Rotherham

- Three bedroom detached property
- Beautifully presented & modern throughout
- Well placed to local amenities/transport links/schools
- Drive & garage providing off road parking
- Front & rear gardens

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117271 - 0002

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