



**Simmonite Road Kimberworth Park** Rotherham S61 3EL

**Guide Price £180,000 to £185,000**



- **Front and Rear EXTENDED Three Bedroom Semi-Detached**
- **Extended Kitchen, OPEN PLAN with a Separate Dining Room**
- **Three Double Bedrooms, En-Suite Shower Room and Stylish Family Bathroom**
- **Well Maintained and Beautifully Appointed**
- **Spacious Lounge Reception with French Doors**
- **Double Width Driveway, Enclosed Low-Maintenance Split Level Rear Garden**
- **Location close to Schools, Shops and Transport Links - IDEAL FAMILY PURCHASE**

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Welcome to this front and side extended, three-bedroom semi-detached home situated in the highly sought-after area of Kimberworth, Rotherham. This beautifully maintained property offers generous tastefully appointed interiors, modern open-plan living, and has fabulous low maintenance outdoor space—ideal for entertaining.

The location is convenient for local schools, shops, public and commuter transport links to both Rotherham and Sheffield.

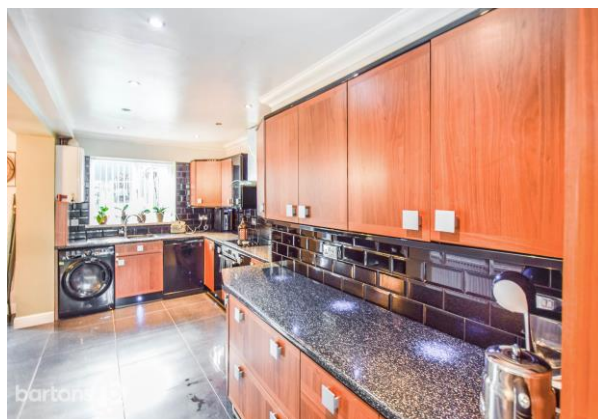
A composite door to the front gives way to a handy Porch extension which opens into a sizeable Kitchen which is OPEN PLAN with a Dining Room, a fabulous space for all the family to chat and eat. The Kitchen is appointed with an extensive range of wall, base and drawer units with contrasting work tops and integral appliances which include an electric oven, electric hob & extractor, and with space and plumbing for an American style fridge freezer and washing machine.

The Dining room enjoys natural light afforded by rear French doors which look and open into the rear Garden. The main Lounge is most generous in size and benefits from both a front aspect window as well as further French doors opening into the Garden patio areas adding to the feel and flow and bringing in the outdoor areas.

The first floor has three double bedrooms, two with built-in wardrobes, the main with an en-suite Shower Room, the others sharing a stylish modern family Bathroom. Externally, the front has a concrete printed double width driveway. The rear has a privately enclosed split level garden, with paved patio seating areas to the house and steps rising to an upper garden level which is artificially turfed.

If you are looking for a 'move right in' family home in a great location, one which offers ample sized living areas, a house to entertain your family and guests, both inside and out, look no further.

**Viewing by APPOINTMENT ONLY.**





GROUND FLOOR  
525 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### **Mortgage Services - Make it a great move with a GR8 Mortgage.**



Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

### **How to make an Offer**

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

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**GENERAL:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**\*\* CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website [www.bartons-net.co.uk/links](http://www.bartons-net.co.uk/links)**