



11 Warren Mount, Kimberworth, Rotherham, South Yorkshire, S61 1JU

Offers Around £200,000

An immaculately presented and much improved three bed roomed property of which an internal inspection is absolutely essential to fully appreciate the standard of accommodation on offer. The property benefits from gas central heating from a combi boiler and UPVC double glazing. The accommodation briefly comprises:- Side Entrance Porch. Inner Hallway. Bay windowed Lounge. Re-fitted Dining Kitchen with integrated appliances. To the first floor are three Bedrooms and re-fitted Bathroom with contemporary white suite. The gardens are an undoubted feature, the rear garden encompassing a Mediterranean style feel with raised block paved terrace with steps leading down to the lawn, beyond which is a useful large detached store. To the front of the property is double width block paved hard standing providing off-road parking for two vehicles.

ENTRANCE PORCH

With UPVC front entrance door and picture window.

HALL

With radiator and UPVC porthole window.

LOUNGE 12'9 x 10'4 (3.89m x 3.15m)



The measurement excludes the front facing UPVC bay window. Wall mounted electric fire and double panelled central heating radiator.

DINING KITCHEN 52'5" x 29'6" x 32'9" (16' x 9'10)



With base and wall units in a white gloss finish with contrasting work surfaces and inset stainless steel sink with mixer tap and set beneath the rear facing UPVC picture window. Integrated electric ceramic hob with high level stainless steel extractor hood and electric oven. Rear UPVC entrance door and useful under-stairs storage cupboard. housing the gas combination central heating boiler.

FIRST FLOOR LANDING



With side facing UPVC window.

FRONT BEDROOM 10' x 10'6 (3.05m x 3.20m)



The measurements exclude the UPVC bay window and has a double panelled central heating radiator.

REAR BEDROOM 9'10 x 11'4 (3.00m x 3.45m)



With central heating radiator and UPVC window.

FRONT BEDROOM 6'9 x 5'10 (2.06m x 1.78m)



With central heating radiator and UPVC window.

BATHROOM



With a modern contemporary white suite comprising of a panelled bath with chrome mixer tap, vanity wash hand basin and w.c. with tall linen cabinet to one side, chrome effect heated towel rail and UPVC opaque glazed window.

OUTSIDE



To the front is a double width block paved hard standing flanked by a brick boundary wall with wrought iron inlay and block paved pathway leading past the side of the house to the delightful enclosed rear garden with a raised block paved terraced patio and seating area with steps leading down the lawned garden with established borders with shrubs and flowerbeds and meandering pathway leading to the detached 'L' shaped annexe which is suitable for a variety of uses of simply to offer substantial storage.

MATERIAL INFORMATION

Council Tax Band A

Tenure Leasehold-299 years from 1/11/1938

Property Type End town house

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Double width driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

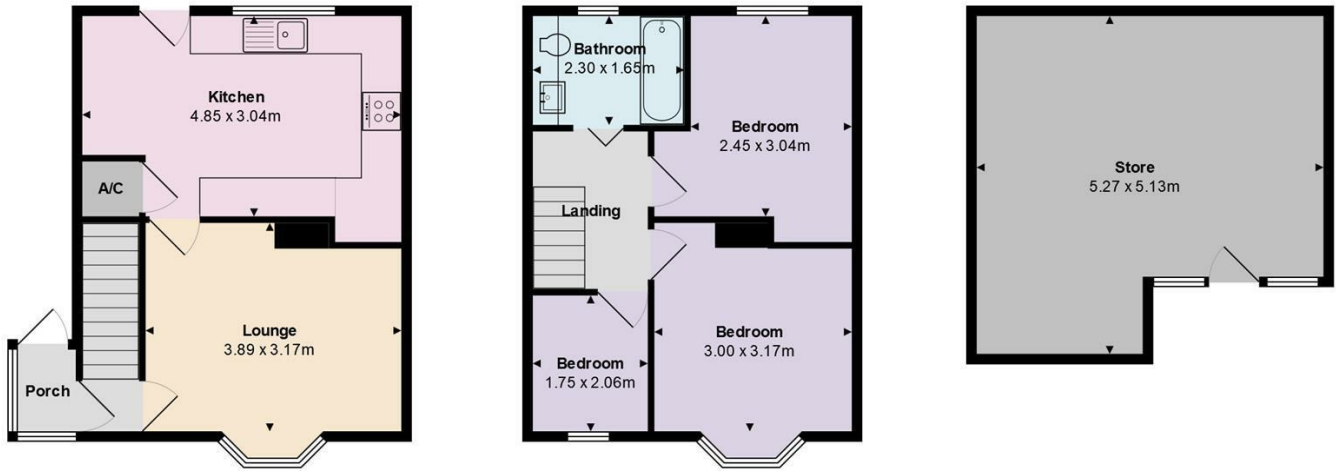
Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan

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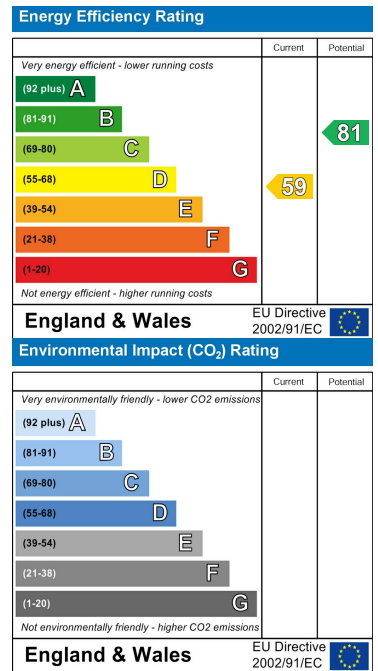


Total Area: 63.3 m² (excluding store)
 All measurements are approximate and for display purposes only
 © The Square Space

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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