



Simmonite Road

Rotherham, S61 3EQ

Guide Price £160,000 - £180,000



- THREE BEDROOM TERRACE PROPERTY
- POPULAR AREA
- PLENTY OF STORAGE
- GOOD COMMUTE LOCATION
- EPC RATING: C

- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- LARGE ENCLOSED REAR GARDEN
- FREEHOLD
- COUNCIL TAX BAND: A

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Nestled on Simmonite Road in Kimberworth Park, this charming three-bedroom terrace property is an excellent opportunity for those seeking a comfortable family home in a desirable area. The property boasts a block-paved driveway, providing convenient off-road parking, a rare find in urban settings.

Upon entering, you are welcomed into a spacious entrance hall, ideal for shedding muddy wellies after a day outdoors. The hall leads to a splendid lounge area, perfect for relaxation, and a well-appointed kitchen diner, which is ideal for family meals and entertaining guests. The carpeted stairs ascend to the first-floor landing, where you will find three generously sized bedrooms. Two of these bedrooms are doubles, all featuring modern decor, wall-mounted radiators, and UPVC windows that allow for plenty of natural light.

The family bathroom, also located on the first floor, is fully tiled and features an L-shaped bath with a shower overhead, as well as a stylish vanity unit with a built-in low flush WC, ensuring both functionality and elegance.

The large enclosed rear garden is a standout feature, offering a patio area perfect for summer seating and a lawn area surrounded by wooden fencing, providing a private oasis for outdoor enjoyment.

This property is situated in a prime location with excellent commuting options and is conveniently close to local amenities. With its appealing features and modern touches, this home is not to be missed. Be quick to arrange a viewing and secure your chance to own this delightful property.

ENTRANCE HALL

Stepping through a composite front entrance door leads you into this captivating property. Bright and airy hallway comprising of easy to clean laminate flooring and wall mounted radiator with doors leading to the Lounge and Kitchen Diner with carpeted stairs leading to first floor.

LOUNGE

An elegant living space, boasting modern stylish décor with generous amount of space for furniture. Drenched in natural light through a two large uPVC windows to the front and rear of the property with laminate flooring, wall mounted radiator and ariel point in place.

KITCHEN DINING ROOM

Adding further wow factor to this family home is this well designed, modern kitchen/diner, spanning a large length of the property giving plenty of space for a dining table and chairs. Benefiting an array of wall and base units providing plenty of storage with work surface over. Comprises of sink and drainer with pull out spray mixer tap, built in four ring electric hob with electric oven, under counter space and plumbing for a washing machine and space for fridge freezer. Beautiful tile flooring with uPVC window to the front and rear as well as composite rear door accessing the beautiful enclosed rear garden creating the perfect place to entertain family and friends. Two handy storage cupboards to the side provide further storage.

LANDING

Carpeted landing space comprising of a uPVC window to the rear with doors leading to all three bedrooms and family bathroom. Further folded door giving access to the handy storage cupboard, with access to loft which is also boarded providing even more space to this home.

BEDROOM ONE

A well-presented master bedroom with plenty of space for extra furniture. Modern décor with the added bonus of over stairs storage cupboard to the side. Comprising of wall mounted radiator, carpet

flooring and large uPVC window to the front elevation letting in the natural sources of light.

BEDROOM TWO

A further good sized double bedroom comprising splendid décor, carpet flooring, wall mounted radiator and uPVC front facing window. Plenty of room for extra bedroom furniture.

BEDROOM THREE

A single bedroom comprising modern décor, laminate flooring, wall mounted radiator and uPVC window overlooking the rear garden.

BATHROOM

Modern, sleek and fully tiled family bathroom with three piece suite in white comprising of low flush WC, vanity unit with built in sink and panelled bath with shower over and glass screen. Having the bonus of a tall heated towel rail with inset spotlighting and uPVC frosted window to the rear.

EXTERIOR

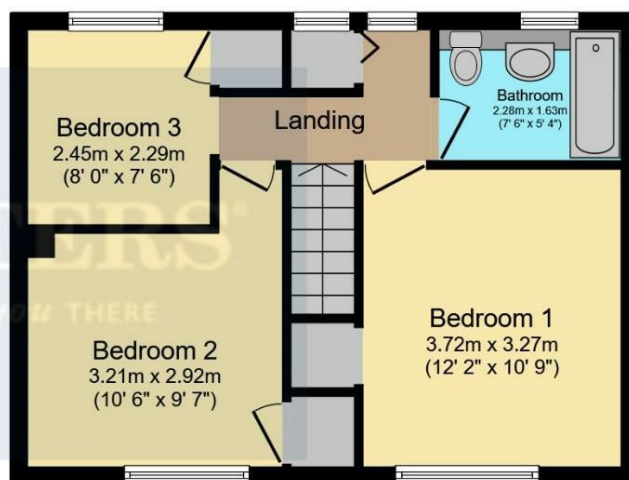
The front of the property has great kerb appeal. Having large blocked paved driveway leading to the front entrance door creating off street parking for up to two/three vehicles.

To the rear is a generous sized enclosed garden area. Having large slabbed patio area ideal for entertaining in the summer months as well as generous sized lawn area with high fencing with plants and shrubs adding to the beauty and privacy of the garden.

Floorplan



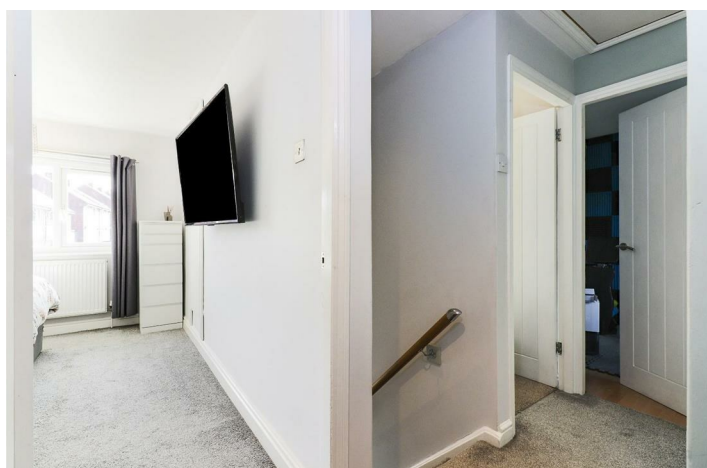
Ground Floor

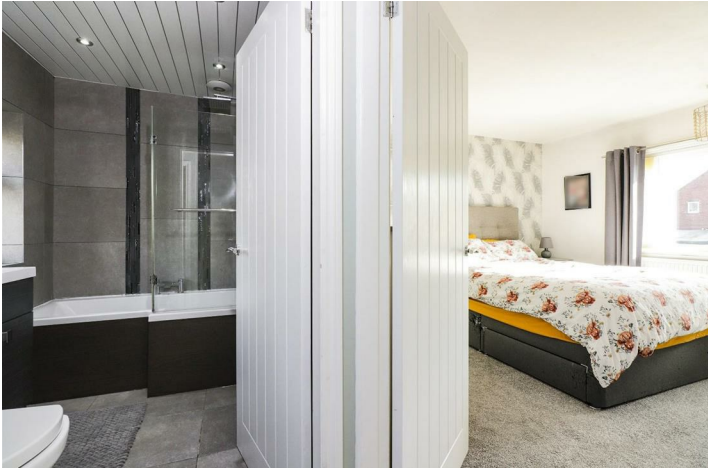


First Floor

Total floor area 81.0 sq.m. (872 sq.ft.) approx

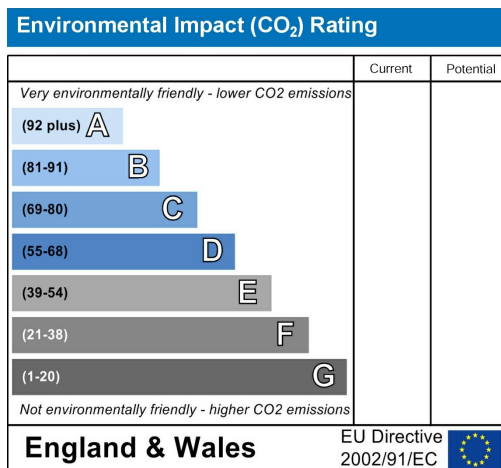
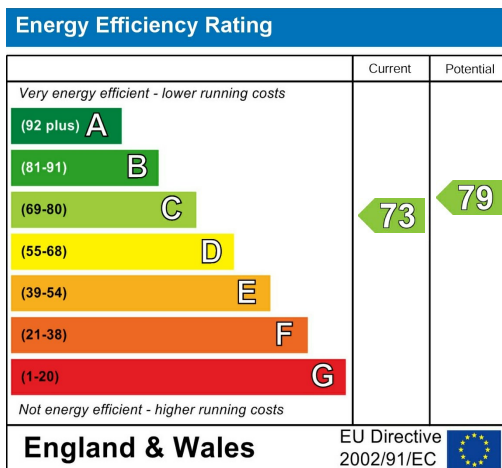
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io







Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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