



Droppingwell Road, Kimberworth ROTHERHAM S61 2DJ

welcome to

Droppingwell Road, Kimberworth ROTHERHAM

£150,000-£160,000 - ARE YOU A FIRST TIME BUYER? - This spacious three bedroom semi detached property is offered to market boasting well presented rooms with generous sized gardens. Being well placed to amenities/transport links & schools...CALL TO ARRANGE A VIEWING!!!



Entrance Porch

Having a front & rear facing double glazed door & a radiator.

Entrance Hall

Having a front facing double glazed door, a radiator & a built in storage cupboard.

Lounge

Having a front facing double glazed bay window & a radiator.

Kitchen

Fitted with wall & base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. There is space & plumbing for a washing machine & a fridge/freezer. Having two rear facing double glazed windows & a radiator.

Downstairs W.C

Fitted with a hand wash basin & a WC. Having a rear facing double glazed window.

Landing

Having a side facing double glazed window & a radiator along with the loft hatch with pull down ladder.

Bedroom One

Having a front facing double glazed bay window, a radiator & fitted wardrobes providing hanging & storage space.

Bedroom Two

Having a rear facing double glazed window, a radiator & built in storage cupboard.

Bedroom Three

Having a front facing double glazed window & a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing double glazed window & a heated towel rail.

Outside

To the rear of the property is a tiered lawned garden with a decked area & a summer house.



view this property online williamhbrown.co.uk/Property/RTF116519



welcome to

Droppingwell Road, Kimberworth ROTHERHAM

- Three bedroom semi detached property
- Spacious accommodation throughout
- Well placed to amenities/transport links/schools
- Ideal purchase for the FTB/family buyer
- Generous sized rear garden

Tenure: Leasehold EPC Rating: C

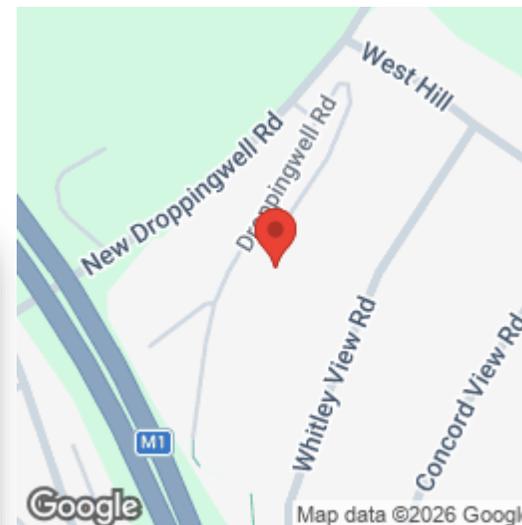
Council Tax Band: A Service Charge: Ask Agent

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

£150 000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF116519](https://www.williamhbrown.co.uk/Property/RTF116519)



Property Ref:
RTF116519 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)