



**Leybourne Road, Kimberworth Park Rotherham S61 3QD**

**welcome to**

**Leybourne Road, Kimberworth Park Rotherham**

START THE DREAM HERE - Offered to market is this beautifully presented two bedroom semi detached situated on a corner plot. Boasting spacious accommodation throughout with ample off road parking & a delightful rear garden...CALL TO VIEW!!!



**Entrance Hall**

Having a front facing door.

**Lounge**

Having a front & rear facing window & a radiator.

**Kitchen**

Fitted with wall & base units with worktops housing the sink & drainer. There is space for a cooker & a washing machine. Having a side facing door & a rear facing window.

**Bedroom One**

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

**Bedroom Two**

Having a rear facing double glazed window & a radiator.

**Shower Room**

Fitted with a shower cubicle, a hand wash basin & a WC. Having a rear facing window, a heated towel rail & spotlights to the ceiling.

**Outside**

To the front of the property is a drive & a garage providing off road parking.

To the side & rear is a well presented lawned garden with a patio.



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welcome to

## Leybourne Road, Kimberworth Park Rotherham

- NO ONWARD CHAIN
- Two bedroom semi detached - Corner Plot
- Beautifully presented accommodation throughout
- Well placed to local amenities & transport links
- Driveway & garage providing off road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £140,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTF117091 - 0006

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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.



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