

FOR SALE



Pembroke Street, Kimberworth
Asking Price Of £120,000


MARTIN & CO

Pembroke Street, Kimberworth

2 Bedrooms, 1 Bathroom

Asking Price Of £120,000

- Mid terrace
- Two bedrooms
- Dining Kitchen
- Bathroom
- Downstairs WC



Offered for sale with no chain involved, this well proportioned mid terrace on Pembroke Street sits in a popular part of Kimberworth, close to everyday amenities and useful transport connections. The area has long been a favourite with buyers wanting straightforward access into Rotherham and Sheffield, while still having shops, schools and green space close at hand.

The accommodation has a comfortable, traditional layout that makes the most of the space available. To the front, a bay windowed lounge creates a bright main living area, with a feature fire surround and gas fire forming a natural focal point. The proportions allow for a range of furniture layouts, whether arranged around the fireplace or set up to create both seating and media areas. The bay window adds extra floor space as well as character, drawing in plenty of natural light throughout the day.

Moving through to the dining kitchen, there is a range of fitted wall and base units in an oak finish, offering good storage and worktop space. There is room for freestanding appliances and a dining table, making it a practical space for day to day use as well as for having family or friends round. The layout keeps cooking and dining in one sociable area, while still feeling separate from the lounge. To the rear, a lobby provides additional storage and access out to the

garden, along with a convenient downstairs W.C., a useful addition that is not always found in homes of this style.

Upstairs, the first floor landing leads to two double bedrooms. Both rooms offer comfortable proportions, with space for double beds and additional furniture such as wardrobes and drawers. The layout would suit a range of buyers, whether looking for a main bedroom with a generous second room for guests, a home office, or shared living. The family bathroom is fitted with a white three piece suite and features an exposed brick wall detail, adding a bit of texture and contrast to the clean, simple finish.

Externally, the property has a forecourt style garden to the front, setting it back slightly from the pavement and giving a defined entrance. To the rear is a garden with borders and a patio area, providing space for seating and outdoor dining during warmer months. The combination of patio and planted sections allows for low maintenance while still offering the opportunity to add personal touches over time.

Kimberworth itself is well served for local amenities.

There are convenience stores and takeaways within walking distance, while larger supermarkets including Morrisons and Tesco Extra in Rotherham are only a short drive away. Aldi and Asda are also easily accessible, offering a range of options for the weekly shop. For a wider retail and leisure offering, Meadowhall Shopping Centre is within easy reach, providing extensive high street brands, restaurants and a cinema complex.

For those needing to commute, the property is well placed. Rotherham Central railway station offers direct services to Sheffield, Doncaster and Leeds, while Meadowhall train and tram stops provide additional rail connections and Supertram links into Sheffield city centre. The M1 motorway network is accessible via Junction 34, making travel towards Sheffield, Leeds and further afield straightforward.

There are also a number of schools in the surrounding area, including Kimberworth Community Primary School and Blackburn Primary School for younger children, along with Clifton Community School and Thomas Rotherham College for secondary and further



education. Local parks and open spaces, including Clifton Park with its museum and leisure facilities, add to the appeal for a broad range of buyers. Overall, this is a solid and well laid out home in a convenient location, offered to the market with no onward chain. The combination of good room sizes, practical layout and strong local amenities makes it a sensible choice for first time buyers, investors or those looking to downsize while staying close to transport links and everyday facilities.

LOUNGE Having coving and centre rose to the ceiling. The focal point of the room is the feature fire surround which houses the living flame gas fire. With laminate flooring, front facing bay window and front facing entrance door.

DINING KITCHEN A generous size dining kitchen with coving to the ceiling and a range of fitted wall and base units in oak, wall units include cooker hood and glass

fronted display cabinets. Base units are set beneath worktops which include a single bowl sink, gas cooker point, plumbing for washing machine, space for fridge freezer, laminate flooring, tiled splash backs, stairs to the first floor landing and rear facing window.

INNER HALL With mirror fronted storage cupboards and side facing entrance door.

CLOAKROOM Having a low flush w.c, wash hand basin, tiled floor, tiled splash backs, downlights to the ceiling and rear facing window.

LANDING

BEDROOM ONE A double size room with coving to the ceiling, exposed wood floor and rear facing window.

BEDROOM TWO A double size room with coving to the ceiling, fitted wardrobes to one wall, exposed

wooden floor and front facing window.

BATHROOM With a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower set over, tiled floor, tiled walls, downlights to the ceiling, exposed brick feature wall, cupboard housing the central heating boiler and rear facing window.

OUTSIDE To the front is a forecourt style garden, To the rear is a garden with patio area and lawn with borders.

ADDITIONAL INFORMATION - Freehold
 - Council Tax Band A
 - EPC TBC
 - Restrictive Covenants

For more information please see the Key Facts for Buyers section of this listing by clicking on the third arrow in the picture section / or click the gallery icon within the photos if viewing via your mobile



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





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