



207 Kilnhurst Road, Rawmarsh, Rotherham, S62 5JE

**Asking Price £120,000**

\*\*\*SOLD WITH A TENANT IN SITU. CURRENTLY PAYING £725.00 PER CALENDAR MONTH\*\*\*

THREE BEDROOM SEMI DETACHED HOUSE occupying a larger than average plot. The property offers GAS CENTRAL HEATING FROM COMBI BOILER, uPVC DOUBLE GLAZING AND OFF-ROAD PARKING. The property is centrally located for travelling to Rotherham, Barnsley & Doncaster and is within 5 minutes drive of the Retail World shopping complex.

## ENTRANCE PORCH

With uPVC entrance door and inner timber door to the Hall

## HALL

With radiator and small under stairs cupboard

## LOUNGE 13'2" x 11'2" (4.03 x 3.41)



With uPVC window, radiator, laminate flooring and period style fireplace surround.

## DINING KITCHEN 18'11" x 13'11" (5.78 x 4.25)



Having a range of fitted base and wall units with contrasting work surfaces and inset polycarbonate sink set beneath the rear facing uPVC window. Integrated gas hob with oven beneath. Space and plumbing for washing machine. Front facing uPVC window, two radiators, side facing uPVC entrance door. Cupboard housing the 'Worcester' gas central heating boiler.

## LANDING

With uPVC window and linen cupboard

## BEDROOM ONE 10'10" x 9'4" (3.31 x 2.87)



With uPVC window, radiator and built-in cupboard

## BEDROOM TWO 11'9" x 11'8" (3.6 x 3.57)



With radiator, uPVC window and built-in cupboard

## BEDROOM THREE 8'6" x 8'2" (2.61 x 2.51)



With front facing uPVC window and radiator

## BATHROOM



Comprising a panelled bath, pedestal wash hand basin, W.C. and shower cubicle. Two uPVC windows and radiator

## OUTSIDE



The property occupies a larger than average plot with gardens to three sides and ample off-road car parking

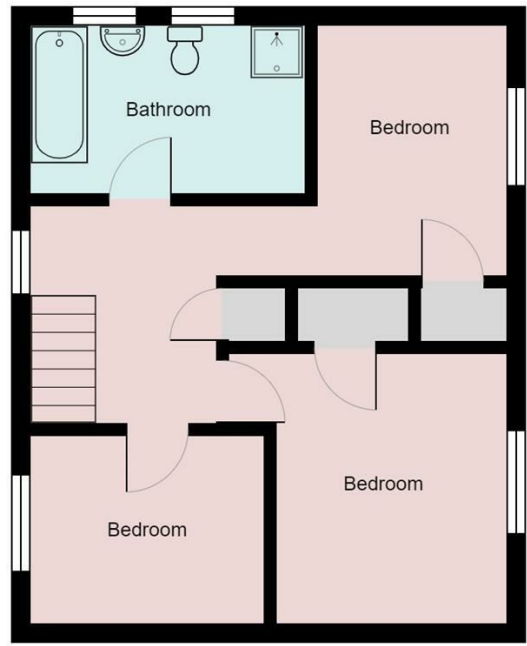
### **MATERIAL INFORMATION**

Council Tax Band 'A'

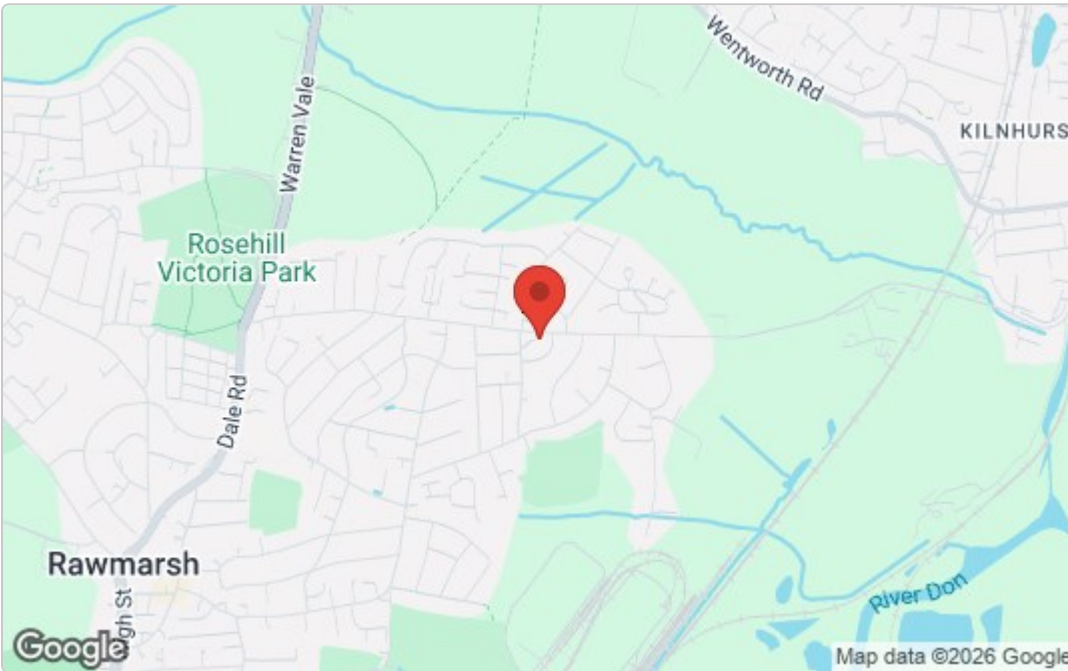
Tenure: Freehold

EPC Rating D

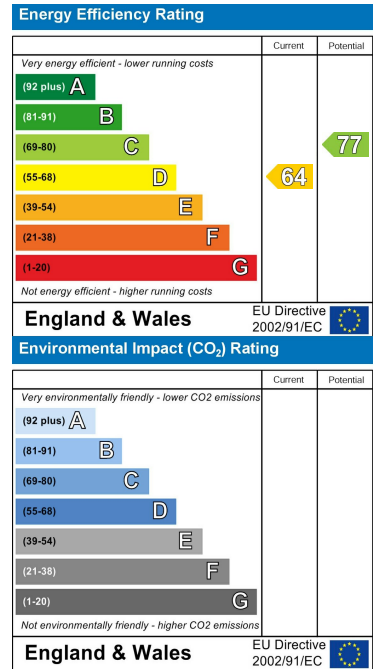
# Floor Plan



# 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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