



# 30a Old Wortley Road, Kimberworth

£260,000

3 1 1



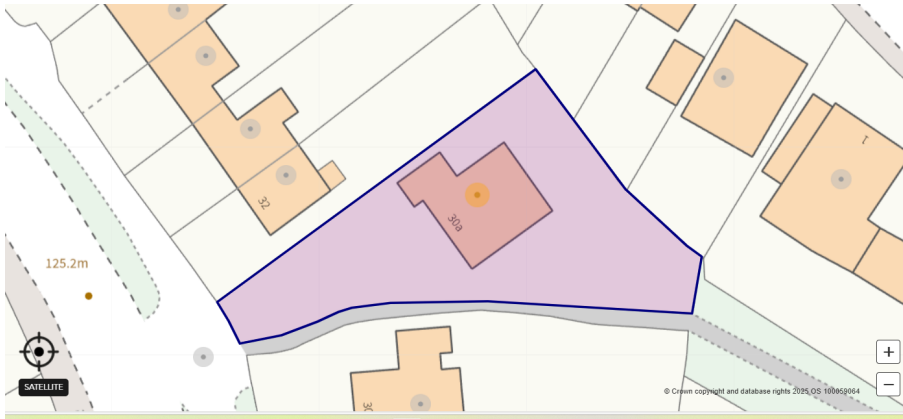
## Why You'll Love It

This beautifully situated home in Kimberworth offers the perfect blend of comfort and convenience. Whether you're relaxing in a peaceful setting or commuting with ease, this property delivers. The layout is generous and well-proportioned, with bright living spaces and all the essentials for modern life. With room to grow and plenty of nearby amenities, it's ideal for a wide range of buyers—from first-time homeowners to growing families.

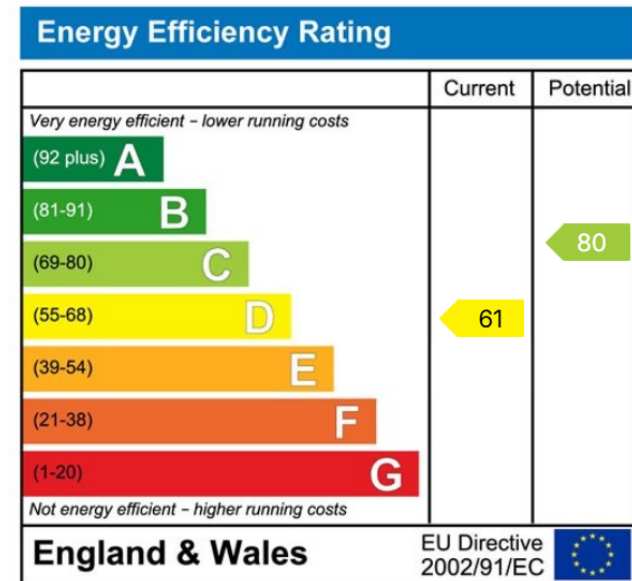
## Why We Love It

Kimberworth is one of Rotherham's most well-connected suburbs—quietly positioned between the energy of Rotherham town centre and the buzz of Sheffield city life. With the M1 just moments away, it's a commuter's dream, giving you fast access to major routes north and south. The area itself enjoys a strong sense of community, green open spaces, and historic charm. It's a location that keeps you close to everything without the hustle—a peaceful pocket with a proud identity and impressive transport links.





- Located in the sought-after district of Kimberworth, Rotherham
- Spacious and flexible single-level layout
- Modern open-plan kitchen and dining area with pantry
- Well-appointed family bathroom
- Excellent local amenities and reputable schools nearby
- Well-presented three-bedroom detached bungalow
- Bright and welcoming lounge ideal for relaxing
- Three generously sized bedrooms
- Integral garage with potential for conversion (STPP)
- Strong transport links to Rotherham, Sheffield, and beyond



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### Get in touch - arrange an appointment

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