



**Hungerhill Road, Kimberworth Rotherham S61 3NR**

**welcome to**

**Hungerhill Road, Kimberworth Rotherham**

£210,000-£220,000 - THIS IS THE ONE - Situated in this highly regarded residential area is this beautiful three bedroom semi detached offering the perfect family home. Being well placed to amenities, schools & transport links including M1 motorway access...CALL NOW!!!



## **Ground Floor Entrance Hall**

A welcoming entrance having a front facing double glazed door & a radiator.

## **Lounge**

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

## **Kitchen / Diner**

Being an open plan space fitted with a series of wall & base units housing the integrated hob, oven, extractor fan & fridge with Quartz worktops housing the sink & drainer along with coordinating island with additional cupboard & drawer space. Having a side facing door leading providing entry to the garage/utility. a rear facing double glazed window & sliding door leading to the garden & spotlights to the ceiling.

## **First Floor Landing**

Having a side facing double glazed window & entry to the fully boarded loft via pull down ladder with fitted lighting.

## **Bedroom One**

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

## **Bedroom Two**

Having a rear facing double glazed window & a radiator.

## **Bedroom Three**

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

## **Shower Room**

Fitted with a walk in shower cubicle, a hand wash basin with vanity unit & a WC.

## **Outside**

To the front of the property is a driveway providing off road parking with a spacious, well maintained

lawned garden.

To the rear is a private lawned garden & patio all enclosed with fencing.

## **Garage / Utility**

A versatile space fitted with an up & over door, a door leading to the garden & a skylight. Benefiting from a WC with hand wash basin & a utility with space & plumbing for a washing machine & a freezer.



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welcome to

## Hungerhill Road, Kimberworth Rotherham

- Three bedroom semi detached property
- Fully refurbished/modernised throughout
- Ideal family purchase
- Located in a highly sought after area
- Drive & garage providing off road parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 9.00

This is a Leasehold property with details as follows; Term of Lease 299 years from 25 Mar 1955. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117196 - 0003

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