

FOR SALE



Peter Street, Kimberworth
Guide Price £125,000


MARTIN&CO



Peter Street, Kimberworth

2 Bedrooms, 1 Bathroom

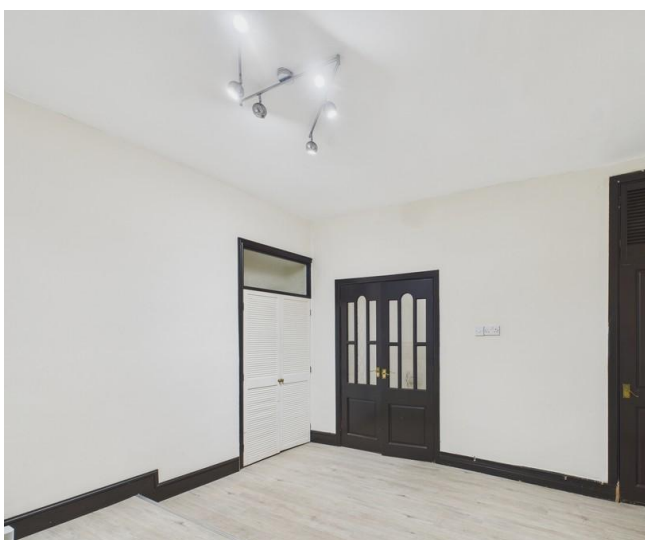
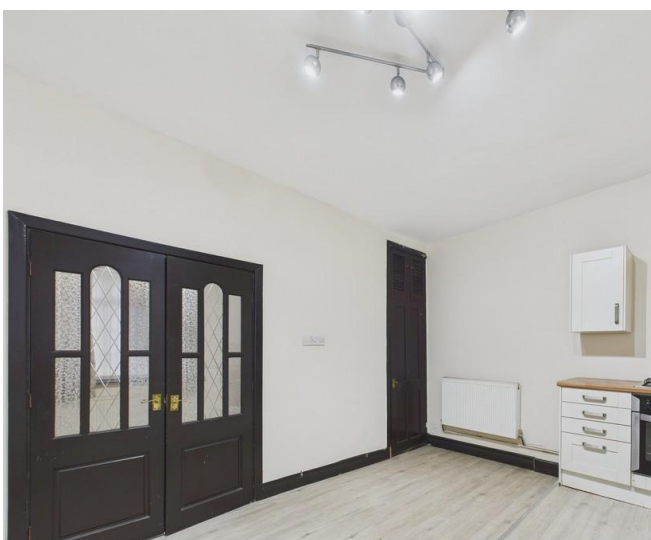
Guide Price £125,000

- Mid terrace
- Two bedrooms
- No chain
- Dining kitchen
- Utility / WC

GUIDE PRICE £125,000 - £130,000. Located in the heart of Kimberworth, Peter Street offers a practical and well-proportioned home. With no onward chain, this mid-terrace property will appeal to buyers looking for convenience, space, and good access to major transport routes. The layout is straightforward and functional, with two generously sized bedrooms and a thoughtful ground floor design that provides both living and dining space.

The entrance hallway leads into the lounge, a room of comfortable proportions, with a square layout that makes furniture arrangement simple. Double internal doors lead from the lounge into the dining kitchen, giving a semi-open-plan feel that still allows each space to maintain its own purpose. The kitchen is fitted with a good selection of base and wall units, offering practical storage and workspace. There's room here for a small dining table, making it a useful spot for day-to-day meals or casual hosting. Just off the kitchen is a utility area which also serves as a ground floor WC - a handy addition that's especially useful for day-to-day family life or guests.

Upstairs, the first floor has two well-sized bedrooms, both of which can comfortably accommodate double beds along with additional furniture. The bathroom is larger than average and features a white four-piece suite, including a separate shower cubicle and bath -



a rare layout for a terrace of this type and ideal for those who want more flexibility and comfort in a bathroom setup.

Externally, the property has a forecourt garden to the front and a low-maintenance patio garden to the rear. This rear space offers a good level of privacy and is practical for those wanting a usable outdoor area without the upkeep of a large lawn.

The location is especially convenient. Kimberworth offers a mix of local shops and everyday services, with several primary and secondary schools nearby including Meadow View Primary School and Winterhill School. For those who commute or travel regularly, the M1 and M18 motorway networks are both within easy reach. Public transport is well-catered for too, with nearby bus links into Rotherham and Sheffield, as well as easy access to Meadowhall Interchange, offering both tram and train services. Meadowhall Shopping Centre is also just a short drive away, providing a full range of shops, restaurants, and leisure facilities. This property is ideal for a wide range of buyers - whether looking to get on the property ladder,

downsize without compromise, or invest in a well-connected area.

ENTRANCE HALL With a staircase rising to the first floor landing, a door to the lounge and front facing entrance door.

LOUNGE With coving to the ceiling and two wall light points. There are double doors to the dining kitchen and front facing window.

DINING KITCHEN With a range of fitted wall and base units. Base units are set beneath worktops which include a hob, oven, single bowl sink, tiled splash backs, space for fridge, under stairs storage, tiled splash backs and rear facing window.

INNER HALL With storage cupboards and side facing entrance door.

UTILITY / WC With a low flush w.c, wash hand basin,



base cupboards, plumbing for washing machine, tiled splash backs and side facing window.

LANDING With loft access.

BEDROOM ONE With coving to the ceiling and front facing window.

BEDROOM TWO With a rear facing window.

BATHROOM Having a white four piece suite that includes a low flush w.c, wash hand basin, bath, shower cubicle, tiled walls and rear facing window.

OUTSIDE To the front is a forecourt style garden. To the rear is a patio style garden and further raised area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-10	G		





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