

Freehold

Asking Price: £160,000

Crane Road, Kimberworth Park,  
Rotherham, S61



LINCOLN RALPH



Tel: 01709 278978

Email: [info@lincolnralph.com](mailto:info@lincolnralph.com)

[www.lincolnralph.com](http://www.lincolnralph.com)

# Crane Road, Kimberworth Park, Rotherham, S61

## ROOM FOR THE FAMILY! STOP & LOOK AT THIS EXTENDED FOUR BEDROOM SEMI DETACHED HOME!

Enjoying an open aspect to the rear is this well presented and extended four bedroom semi detached property. The accommodation briefly comprises an entrance hallway, lounge, open plan dining kitchen and a conservatory. To the first floor is a landing, four bedrooms and a bathroom. Outside the residence has ample off road parking by way of a driveway and garage. At the rear is a well appointed enclosed garden. Viewing is highly recommended! Call Lincoln Ralph today to avoid disappointment!

**Entrance Hall** Front facing UPVC double glazed entrance door, wood effect laminate flooring, radiator and a useful under stairs storage cupboard. Stairs rise to the first floor landing and a door opens to the lounge.

**Lounge** 3.84 x 3.80. A well presented room with a focal fire surround, hearth and back incorporating a living flame gas fire. Having coving to the ceiling, front facing UPVC double glazed window and a radiator. A door opens to the kitchen.

**Kitchen Diner** 5.78 x 2.82. Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl sink unit with mixer tap. There is a four ring gas hob and electric oven with extractor over, built in fridge freezer along with plumbing for a washing machine. Having tiling to splashback height, coving to the ceiling and a radiator. Rear facing UPVC double glazed window, rear facing UPVC double glazed sliding doors open to the conservatory and a door opens to the garage.

**Conservatory** 2.70 x 2.53. Having wood effect laminate flooring, side and rear facing UPVC double glazed windows along with a side facing UPVC double glazed entrance door.

**Landing** A cupboard houses the central heating boiler. There is access via a drop down ladder to the loft and doors lead to the bedrooms and bathroom.

**Bedroom 1** 3.32 x 3.02. Having a range of mirror fronted fitted wardrobes, front facing UPVC double glazed window and a radiator.

**Bedroom 2** 3.33 x 2.70. Rear facing UPVC double glazed window and a radiator.

**Bedroom 3** 3.63 x 2.47. Having exposed floor boards, rear facing UPVC double glazed window and a radiator.

**Bedroom 4** 2.65 x 2.38. Having a storage cupboard, radiator and a front facing UPVC double glazed window. An archway opens up to an extension of the bedroom.

**Bedroom 4 extension** 2.46 x 2.35. Exposed floor boards, front facing UPVC double glazed window and a radiator.

**Bathroom** 2.36 x 1.67. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to splashback height, coving and downlights to the ceiling, radiator and a rear facing UPVC double glazed window.

**Outside** To the front there is gated access to a driveway that provides off road parking and in turn leads to the garage. At the rear is a well appointed garden that enjoys a flagged patio with steps descending to a lawned garden with mature shrub borders and an additional flagged seating area.

**Garage** 6.28 x 2.63. Having an up and over door, power and lighting along with a rear facing UPVC double glazed window and entrance door.

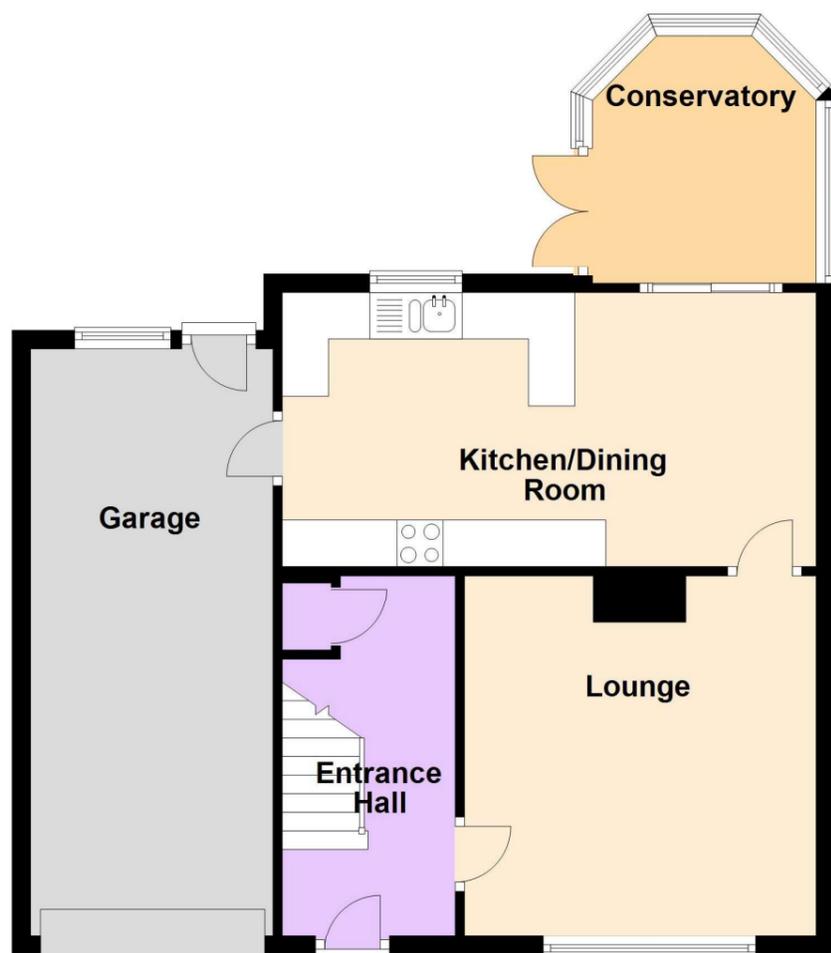


- Extended four bedroom semi detached
- Spacious family accommodation
- Well presented
- Conservatory
- Driveway and garage
- Open aspect to the rear
- Attractive rear garden
- Viewing is highly recommended!

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

## Ground Floor



## First Floor

