



Eilam Road, Kimberworth, Rotherham, S61

ATTENTION FIRST TIME BUYERS! STOP AND LOOK AT THIS TWO BEDROOM SEMI DETACHED HOME!

Just one look and you will be sold on this attractive two double bedroom semi detached property. The home is ideally placed to access a range of local conveniences along with being within reasonable travelling distance of the M1 motorway network. The residence benefits from gas heating to radiators, UPVC double glazing and briefly comprises an entrance hall, lounge, fitted kitchen and a utility room. To the first floor is a landing, two double bedrooms and a bathroom. Outside there are mature gardens to the front and rear with off road parking being provided by a block paved driveway. Viewing is highly recommended! Call Lincoln Ralph today to avoid disappointment!

Entrance Hall Front facing UPVC double glazed entrance door, tiling to the floor and a radiator. Stairs rise to the first floor and doors open to the lounge and kitchen.

Lounge 5.98 x 2.93. (The latter measurement increases to 3.30) A well presented room with a front facing UPVC double glazed window and a rear facing UPVC double glazed French door.

Kitchen 2.55 x 2.24. (The first measurement increases to 3.51) Fitted with a range of wall mounted and base level units in a high gloss cream finish. Work surfaces incorporate a one and a half bowl stainless steel sink with mixer tap, integrated four ring gas hob and electric coven with extractor hood over along with tiling to splashback height and to the floor. An under stair storage cupboard provides space for a fridge freezer and there is a rear facing UPVC double glazed window and a radiator. A UPVC double glazed entrance door opens to the utility room.

Utility Room 2.29 x 2.01. Fitted with a work surfaces and base unit and having tiling to the floor and plumbing for a washing machine. There are front and rear facing UPVC double glazed windows and a rear facing UPVC double glazed entrance door.

Landing Having loft access and a side facing UPVC double glazed window. Doors open to the bedrooms and bathroom.

Bedroom 1 4.26 x 2.72. Front facing UPVC double glazed window, built in cupboard and a radiator.

Bedroom 2 3.14 x 3.11. Rear facing UPVC double glazed window and a radiator.

Bathroom 2.07 x 1.65. 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 the walls and floor, downlights and coving to the ceiling, heated chrome towel rail and a rear facing UPVC double glazed window.

Outside The property provides off road parking by way of a block paved driveway. The front garden is enclosed by a timber fence and is mainly laid to lawn with pea gravelled shrubbery. At the rear is a mature garden with steps rising to a lawn with a mixture of shrubs and a raised decked seating area.

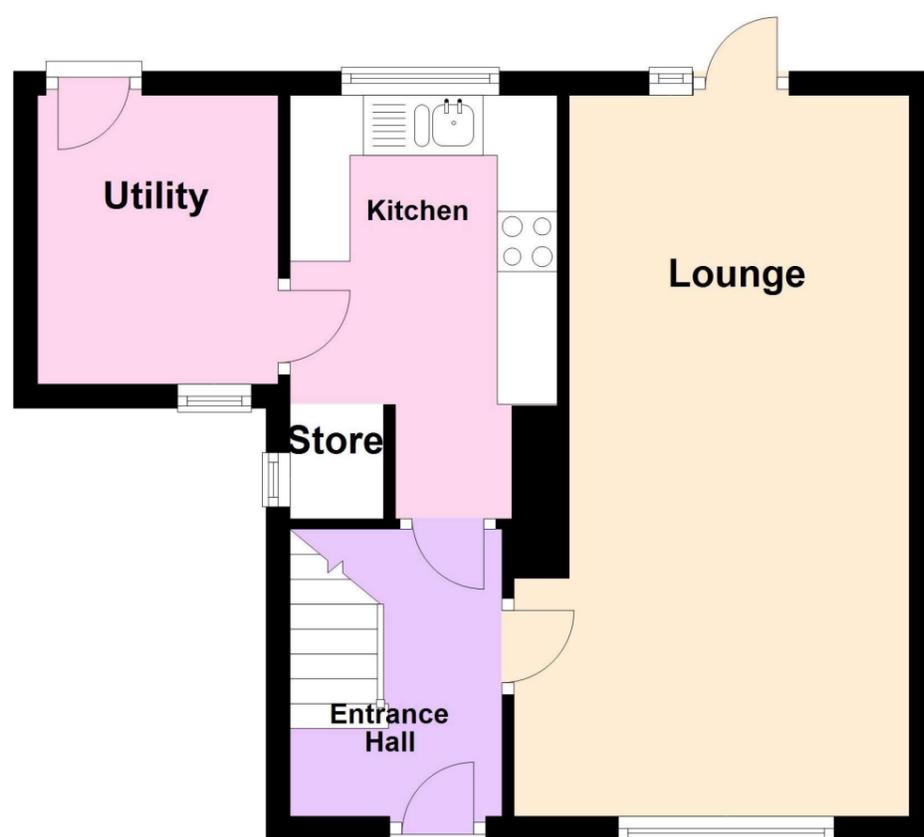


- Two bedroom semi detached
- Well presented
- Utility Room
- Driveway
- Convenient location
- Front and rear gardens

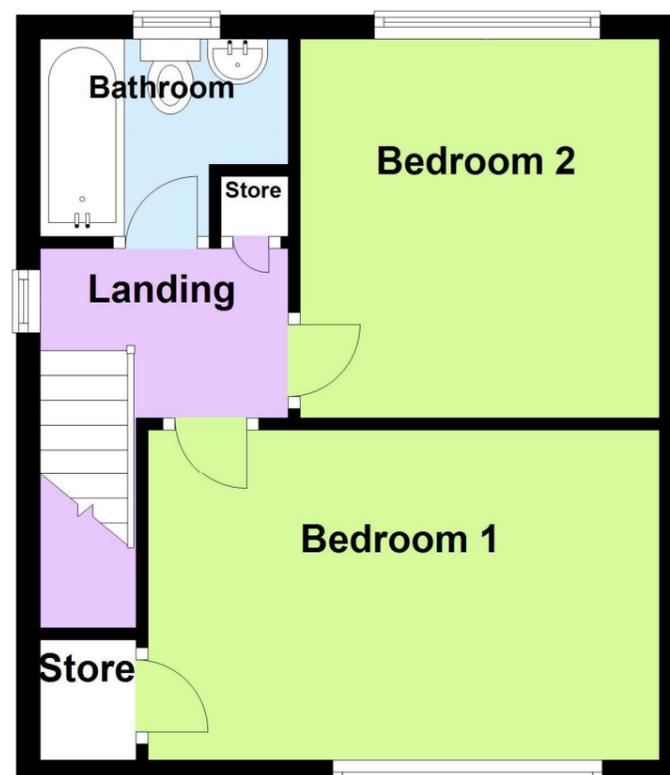
Disclaimer

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



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