

Asking Price: £185,000

Hill Top Lane, Kimberworth,  
Rotherham, S61



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# Hill Top Lane, Kimberworth, Rotherham, S61

## GREAT LOCATION, EXTENDED FAMILY HOME, LARGE GARDEN, DRIVE AND GARAGE.

A rare opportunity to acquire a quality family home within this particularly popular position. With attractive large gardens to the rear this extended home has gas central heating, double glazing to windows and long drive at the front leading to a double tandem style garage. Superbly placed for easy access to both Rotherham and Sheffield, the M1 motorway network and Meadowhall this three bedroomed home offers still further potential within this sought after location.

**Entrance Porch** With double glazed front door and laminate floor.

**Entrance Hall** With double glazed door (to porch) and stairs rising to the first floor.

**Lounge** 5.39 x 3.50. A large living room with front aspect, focal fire surround and living flame gas fire.

**Extended Dining Room** 5.36 x 3.00. With double glazed patio doors opening to the rear.

**Kitchen** 3.38 x 2.73. With a range of oak finish units with work surfaces, one and a half bowl sink with mixer tap and fully tiled floor and walls. Integrated dishwasher, plumbing for washing machine, double glazed rear door and gas cooker point with extractor hood.

**First Floor Landing** With access via ladder to the boarded loft which houses the gas boiler.

**Bedroom One** 4.38 x 3.48. (Maximum measurements through wardrobes)  
With front aspect with views and full length fitted wardrobes to one wall.

**Bedroom Two** 3.35 x 3.00. With rear aspect, fitted wardrobes with dressing table and drawers beneath.

**Bedroom Three** 2.50 x 2.25. With front aspect and views.

**Bathroom** 2.64 x 2.26. With suite comprising wc, wash basin, bath and corner shower enclosure with shower. Extractor fan, fully tiled floor and walls and towel rail/radiator.

**Outside** To the rear of the property are extensive split level, well stocked gardens with patio area, artificial grass and lawned gardens beyond. To the front is a boundary wall screening lawned gardens with shrubs and adjacent driveway leading to the garage.

**Double Tandem Garage** 8.52 x 2.53. A long garage with automated entry door and access door to the rear. Light, power and cold water tap.

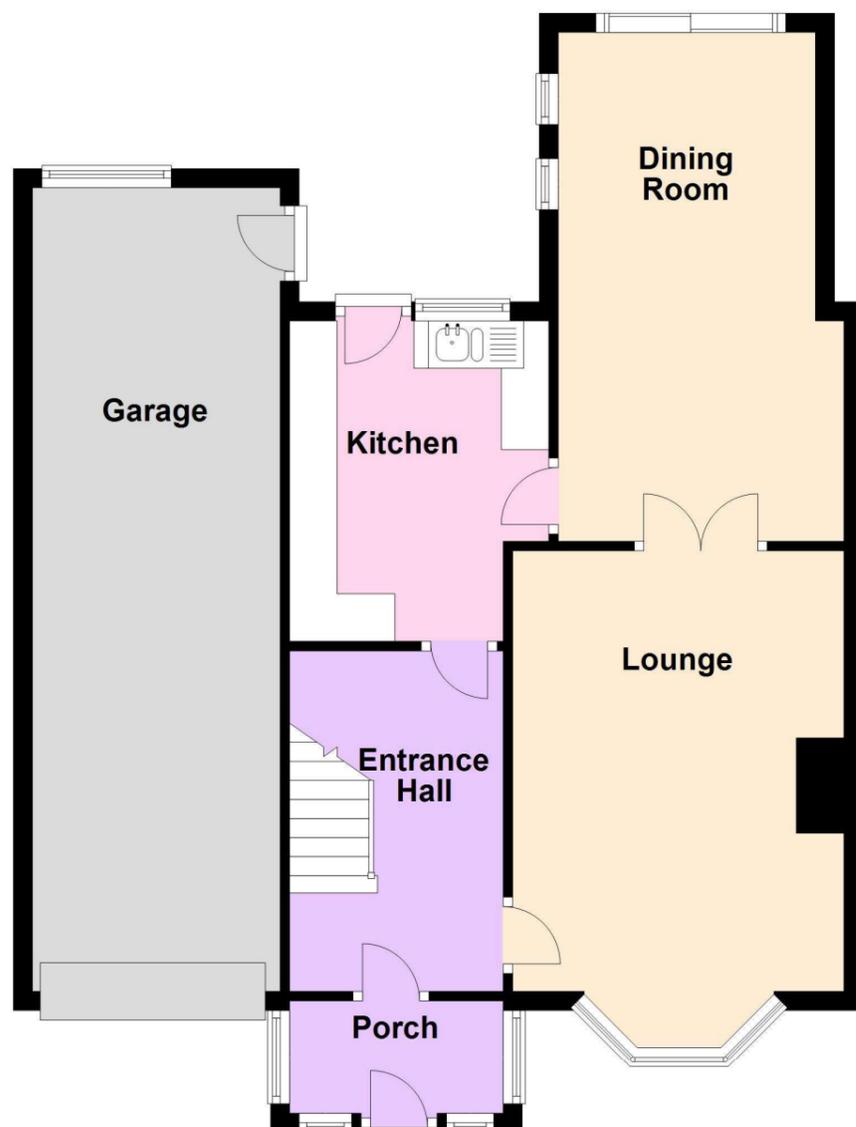


- Extended semi detached house
- Central heating and double garage
- Close to M1 and Meadowhall
- Large rear garden
- Three bedrooms
- Driveway and garage
- Ever sought after location

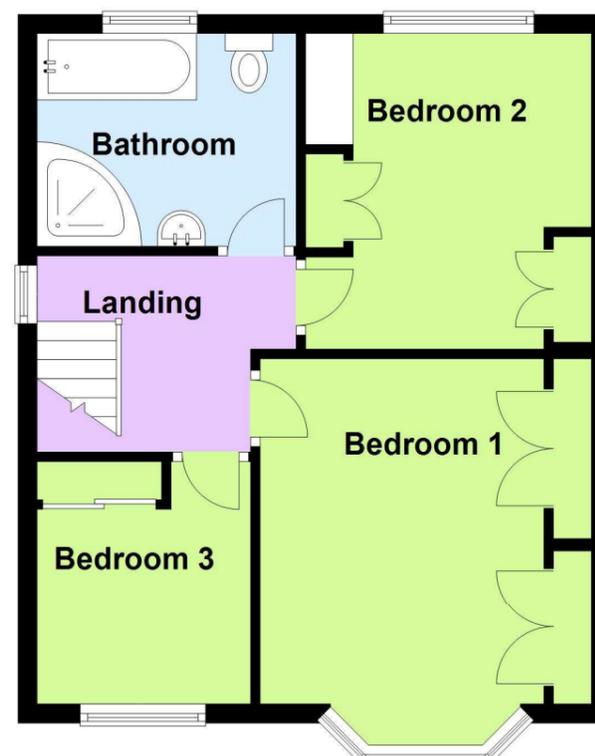
### Disclaimer

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



This plan is used for illustration purposes only  
Plan produced using PlanUp.