

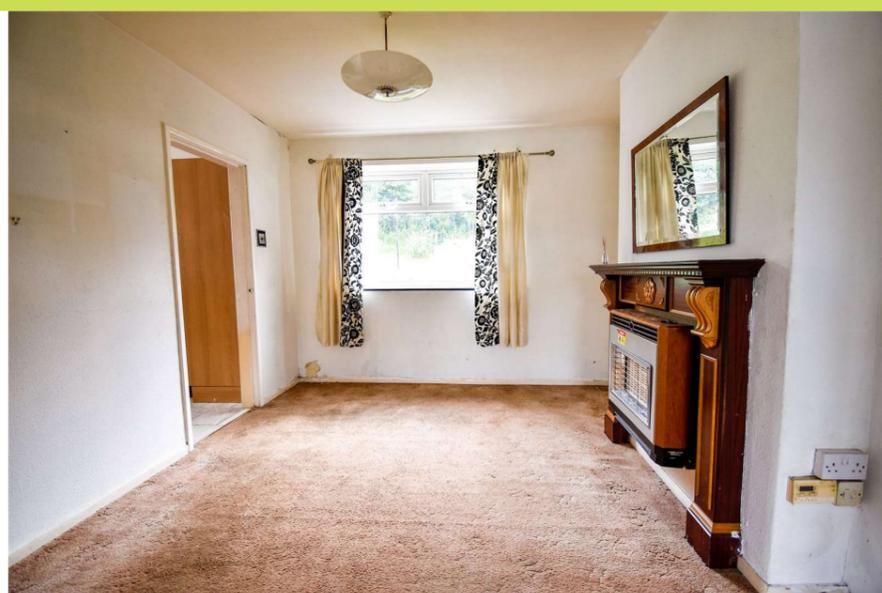
Leasehold

Asking Price: £150,000

West View Road, Kimberworth,
Rotherham, S61



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POPULAR LOCATION! STACKS OF POTENTIAL! THREE BEDROOMS & TWO RECEPTION ROOMS!

A three bedroom semi detached property that enjoys a position within this popular area and boasts two reception rooms along with off road parking being provided by a driveway. The dwelling is ideally located for the commuter as it provides great access to the M1 motorway network at junction 34. The accommodation briefly comprises an entrance hallway, lounge, dining room and a kitchen. To the first floor is a landing, three bedrooms, bathroom and a separate WC. Outside there are gardens to front and rear along with a driveway. Viewing is recommended! Call Lincoln Ralph today!

Entrance Hallway Front facing entrance door, stairs rise to the first floor and a door opens to the lounge.

Lounge 4.10 x 3.20. Having a fire surround with a hearth and back, front facing UPVC double glazed bay window. The room opens to the dining room.

Dining Room 3.46 x 3.20. Having a fire surround and a rear facing UPVC double glazed window. A door opens to the kitchen.

Kitchen 3.37 x 2.02. Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl stainless steel with mixer tap. Having space for a cooker, plumbing for a washing machine along with an integrated fridge freezer, tiling to splashback height and to the floor. There is a side facing UPVC double glazed window and a rear facing entrance door.

Landing Having a side facing UPVC double glazed window and doors open to the bedrooms, WC and bathroom.

Bedroom 1 4.37 x 3.18. Front facing UPVC double glazed window.

Bedroom 2 3.50 x 3.18. Rear facing UPVC double glazed window.

Bedroom 3 2.02 x 1.86. Front facing UPVC double glazed window.

WC Fitted with a low flush WC and having a side facing UPVC double glazed window.

Bathroom 2.04 x 1.68. Fitted with a white suite comprising a panelled bath and a pedestal wash hand basin. In Addition there is a rear facing UPVC double glazed window.

Outside Off road parking is provided by a driveway. There are lawned gardens to the front and rear.

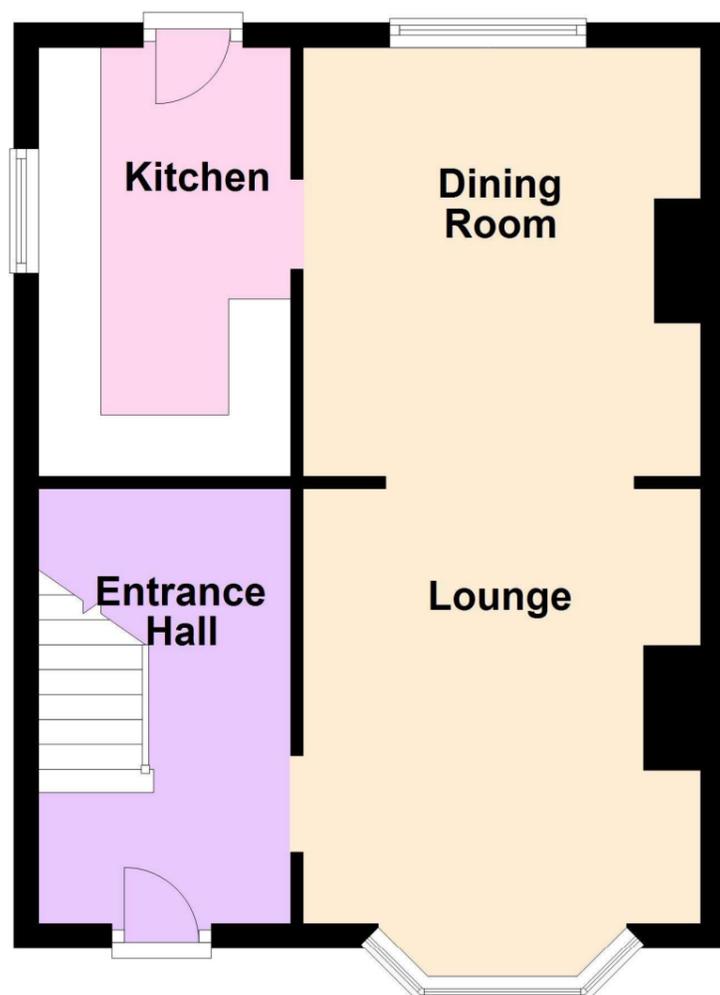


- Three bedroom semi detached
- Boasting two reception rooms
- Stack of potential!
- Ideally located for M1 at junction 34
- Gardens to front and rear
- Driveway provides off road parking
- Viewing is recommended!
- Call Lincoln Ralph today!

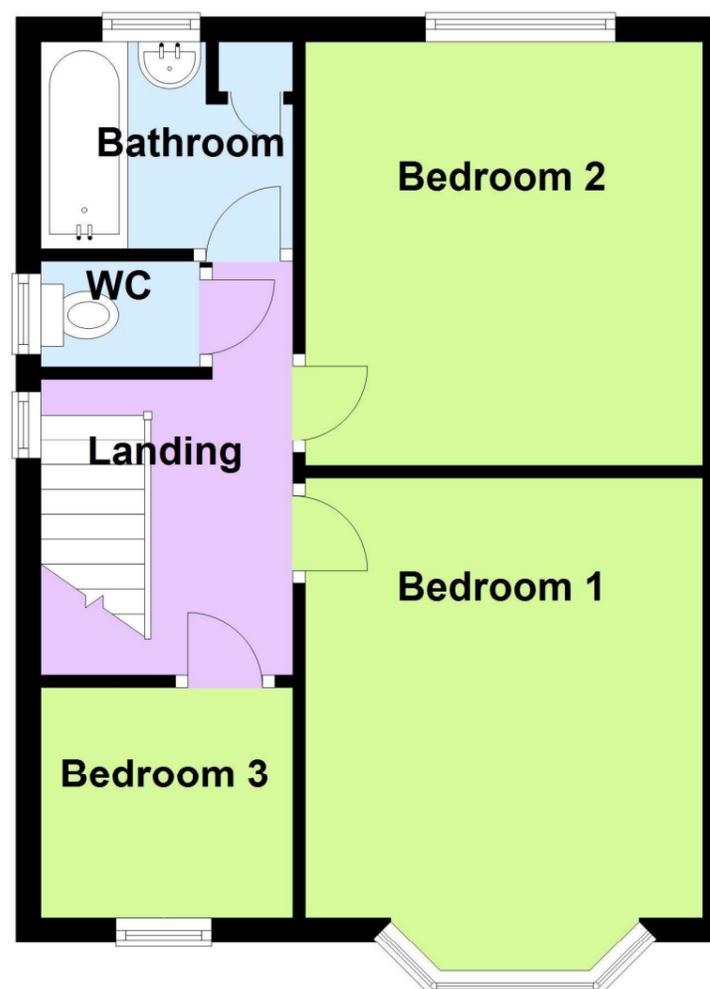
Disclaimer

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.