

Freehold

Asking Price: £160,000

Kimberworth Park Road, Rotherham,  
South Yorkshire, S61



Tel: 01709 278978

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

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

# Kimberworth Park Road, Rotherham, South Yorkshire, S61

## ATTENTION FIRST TIME BUYERS! MODERN SEMI DETACHED HOME, GREAT LOCATION, SOUTH EAST FACING GARDENS WITH VIEWS, NO CHAIN!

Within this ever popular and convenient location a modern semi detached home suitable to first timers and families alike. Including central heating and double glazing this well equipped home offers entrance lobby, lounge, fitted dining kitchen and conservatory to the ground floor with three first floor bedrooms and bathroom. There is a small garden to the front with adjacent drive and carport and enclosed gardens to the rear which offer a good degree of privacy and sunny south easterly aspect. Close to local amenities, Rotherham, Sheffield, Meadowhall and the M1 motorway making this an ideally placed home offered with no upward chain!

**Entrance Lobby** With front entrance door.

**Lounge** 4.56 x 3.65. With front door (to porch) front bow window, focal stone effect fire surround and stairs rising to the first floor.

**Dining Kitchen** 4.54 x 3.17. With a range of wood finish units with roll edge work surfaces, one and a half bowl stainless steel sink with mixer tap and tiling to the sink and work surface area. Karndean floor, rear window, plumbing for washer and concealed gas boiler. Integrated appliances comprise four ring gas hob with extractor, electric oven and fridge freezer.

**Conservatory** 2.64 x 2.08. Overlooking the rear garden and having double glazed French doors.

**First Floor Landing** With loft access.

**Bedroom One** 3.69 x 2.58. With front window and wardrobes to two walls.

**Bedroom Two** 3.14 x 2.50. With rear window and views.

**Bedroom Three** 2.24 x 2.00. With rear window.

**Bathroom** 2.33 x 1.93. With white suite comprising wc, wash basin with vanity below and bath with mixer shower. Over stairs cylinder cupboard, front window, tiled effect vinyl floor, towel rail/radiator and half wall tiling.

**Outside** To the front of the property is a boundary wall screening a small shrub garden with block paved entrance path leading to the front door. To the side is a drive and carport providing off road parking and secure gated access to the rear. To the rear is an enclosed garden which enjoys a good degree of privacy and has garden shed and block paved path. The rear garden is not overlooked and has a south easterly aspect.



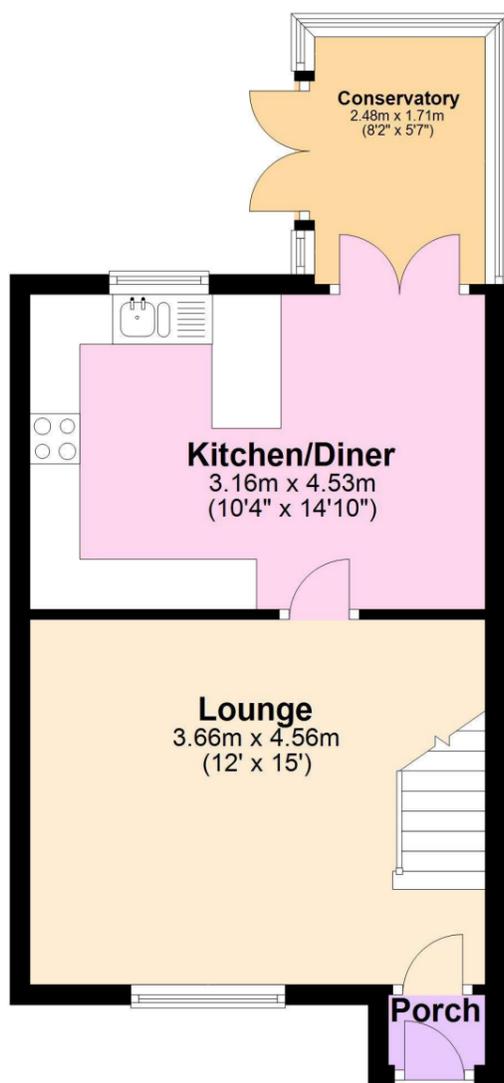
- Modern semi detached home
- Great location
- Central heating and double glazing
- Three bedrooms
- Conservatory
- Driveway to the front
- Close to Rotherham, Sheffield and the M1
- No chain

### 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.

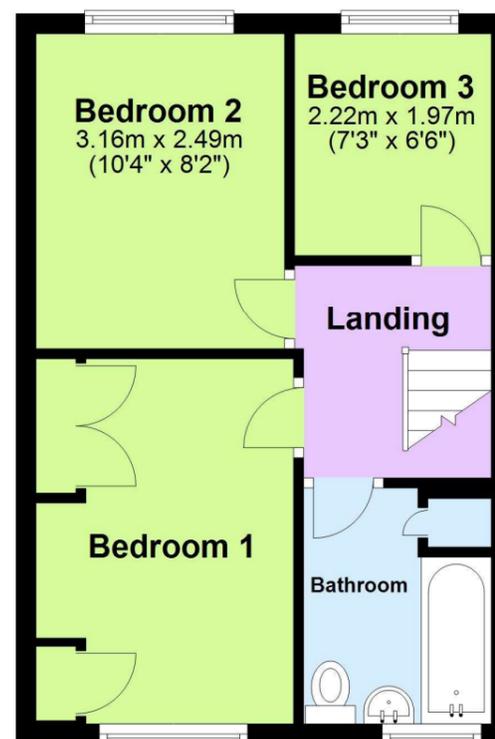
## Ground Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



## First Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



Total area: approx. 68.2 sq. metres (734.5 sq. feet)

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