



Leybourne Road, Kimberworth Park Rotherham S61 3QD

welcome to

Leybourne Road, Kimberworth Park Rotherham

GUIDE PRICE - £170,000-£180,000 MAKE THIS YOUR DREAM HOME - Offered to market is this three bedroom semi detached property making the ideal family purchase. Being well presented and spacious throughout with a generous sized rear garden & patio with outbuilding & off road parking...CALL NOW!



Ground Floor

Entrance Hall

A bright & welcoming entrance hall providing access to the lounge & kitchen with a front facing double glazed door & a side facing double glazed window.

Lounge

Allowing plenty of natural light the lounge features a front facing double glazed window with a radiator & cosy fireplace.

Kitchen

The kitchen is fitted with a series of wall & base units with coordinating worktops with space for a freestanding cooker, fridge/freezer & washing machine. Having a rear facing double glazed window overlooking the garden & a radiator.

Dining Room

Off from the kitchen making the ideal space for family meals, the dining room boasts a rear facing double glazed window allowing natural light & overlooks the garden.

Rear Porch

Fitted with front & rear facing double glazed doors providing access from the front of the property to the rear complete with built in storage & space for a tumble dryer.

First Floor

Bedroom One

A bright & airy room having a front facing double glazed window & a radiator.

Bedroom Two

Having a rear facing double glazed window & radiator.

Bedroom Three

A versatile space which can be used as a nursery, guest room or home office having a front facing double glazed window & a radiator.

Bathroom

Fitted with a modern style three piece suite comprising of a bath with an overhead shower, a hand wash basin & WC. Having side & rear facing windows allowing plenty of air along with an extractor fan.

Outside

To the front of the property is a block paved driveway providing off road parking.

To the rear is a beautifully presented enclosed lawned garden with a patio area perfect for summer gatherings/entertaining & benefits from a brick built outbuilding providing additional outdoor storage space.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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welcome to

Leybourne Road, Kimberworth Park Rotherham

- Three bedroom semi detached property
- Spacious & well presented accommodation throughout
- Ideal family purchase/FTB
- Driveway providing off road parking
- Sizable rear garden & patio with additional outbuilding

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF117410 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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