merryweathers
Est. 1832

4 Charnwood Grove, Kimberworth, Rotherham, S61 1HQ

Offers In The Region Of £220,000

AN IMMACULATELY PRESENTED RE-FURBISHED THREE BEDROOM DETACHED HOUSE ENJOYING A CUL-DE-SAC LOCATION OFF KIMBERWORTH ROAD.
The property is in excellent decorative order and benefits from GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, RE-FITTED KITCHEN AND BATHROOM AND A BRICK GARAGE.
Situated on a regular bus route to the nearby Town Centre and within 5 minutes drive of both the Meadowhall shopping complex and M1 motorway.

HALL

With uPVC door and double panelled radiator

LOUNGE 13'9" x 11'10" (4.21m x 3.62m)

With front facing uPVC window and double panelled radiator

DINING AREA 7'11" x 11'2" (2.42m x 3.41m)

Having a double panelled radiator and patio doors opening into the rear garden

KITCHEN 9'2" x 10'3" (2.8m x 3.13m)

Re-fitted with a range of gloss finish base and wall cupboards and contrasting work surfaces with inset stainless steel sink set beneath the rear facing uPVC window. 5 ring gas range with oven below and high level extractor hood, space and plumbing for washing machine, uPVC side entrance door and under stairs Pantry

LANDING

With side facing uPVC window

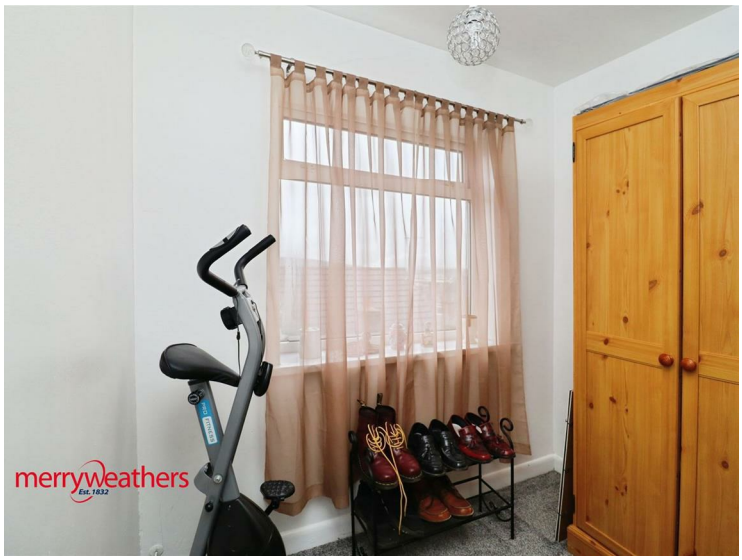
FRONT BEDROOM 10'4" x 12'1" (3.17m x 3.7m)

With double panelled radiator and uPVC window

REAR BEDROOM 9'10" x 10'4" (3m x 3.17m)

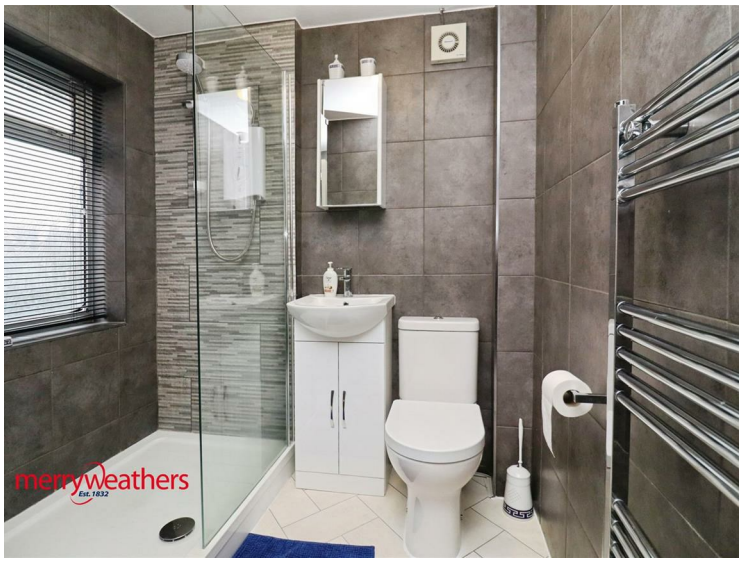
With radiator and uPVC window

REAR BEDROOM 6'11" x 6'9" (2.12m x 2.08m)



With uPVC window

BATHROOM 6'3" x 8'3" (1.92m x 2.53m)



Re-fitted with shower enclosure and Mira shower, vanity wash basin and W.C. Tiling to the walls and vinyl flooring, heated towel rail, cupboard housing the Vaillant gas combi boiler, uPVC opaque side window.

OUTSIDE

A drive leads past the lawned front garden to the detached brick Garage. To the rear is a lawn and flagged patio.

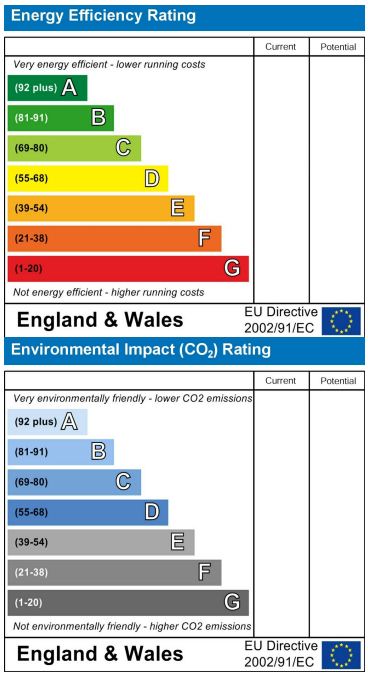
MATERIAL INFORMATION

Council Tax Band - C
Tenure - Leasehold-800 years from 29/09/1970
Property Type - Detached house
Construction Type - Brick built
Heating Type - Gas central heating
Water Supply - Mains water supply
Sewage-Mains Drainage
Gas Type - Mains Gas
Electricity Supply - Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type - Drive and Garage
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

Area Map

Energy Efficiency Graph



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www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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