



8 Becket Crescent, Kimberworth Park, Rotherham, S61 3BY

**Offers Around £140,000**

A THREE BEDROOM MID-TERRACE PASSAGE HOUSE adjoining farmland to the rear. The property offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND OFF-ROAD PARKING, the accommodation comprising: spacious Lounge, modern Kitchen, three Bedrooms and Bathroom. To the rear is a lawned garden.

Conveniently located for access to the M1 motorway with regular bus services to and from the town centre.

### **LOUNGE 4.95 x 5.05**



With front facing uPVC window and entrance door, radiator. Fitted gas fire/back boiler

### **BREAKFAST KITCHEN 4.95 x 2.77**



With white high gloss finish base and wall cupboards and contrasting work surfaces. Inset stainless steel sink set beneath the rear facing uPVC window. Electric cooker point and space and plumbing for a washing machine. Radiator, uPVC 'stable' door and under stairs cupboard.

### **LANDING**

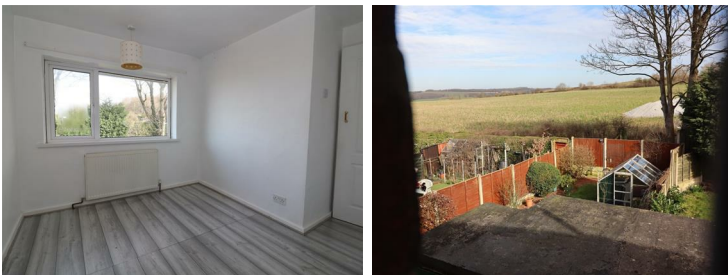
With Airing cupboard

### **FRONT BEDROOM ONE 3.94 x 4.06**



Having two uPVC windows and radiator

### **REAR BEDROOM TWO 3.96 x 4.77**



With radiator, built-in cupboard and uPVC window enjoying far-reaching views over the adjoining fields to Wentworth

### **FRONT BEDROOM THREE 2.12 x 3.21**



With radiator and uPVC window

### **BATHROOM**



With white suite comprising of a panelled bath with electric shower, pedestal wash hand basin and W.C. Tiling to the walls, laminate flooring. Heated towel rail and uPVC opaque window.

## OUTSIDE



To the front is a block paved hardstanding with wrought iron gates and fencing. A passageway leads to the rear garden with block paved patio/seating area and lawn beyond. Useful brick storeplace.

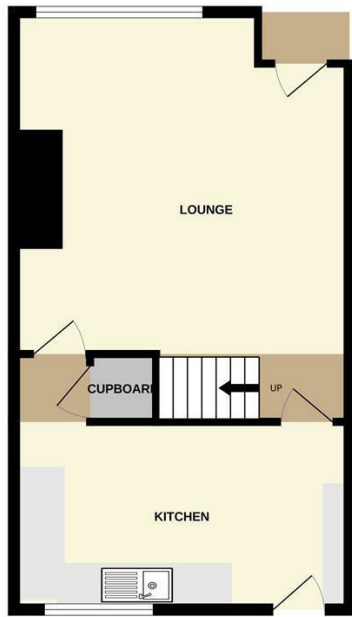
### **MATERIAL INFORMATION**

Tenure: Freehold

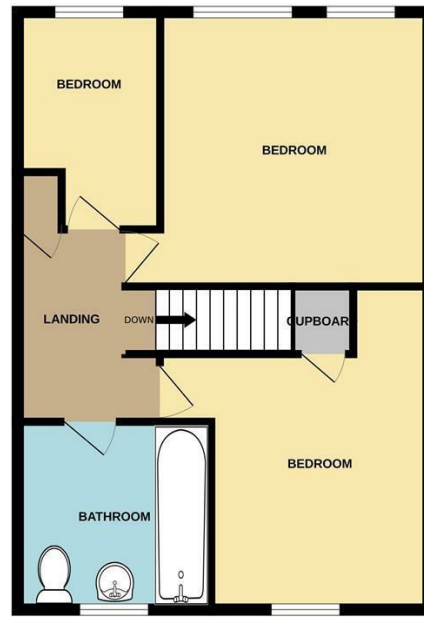
Council Tax Band 'A'

# Floor Plan

GROUND FLOOR

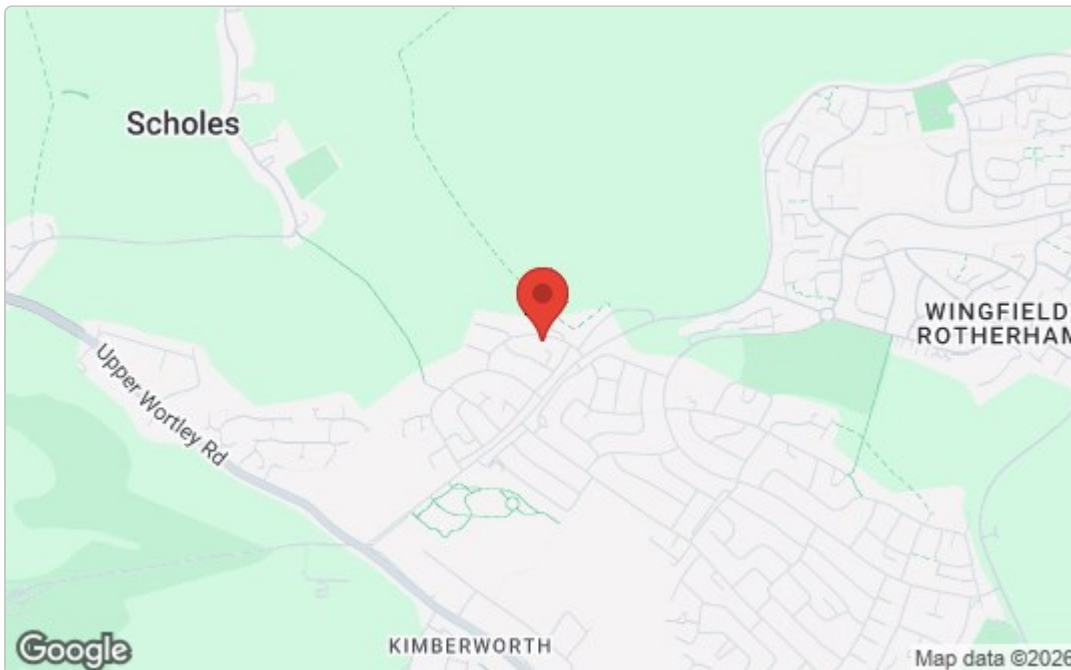


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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