



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

£145,000

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



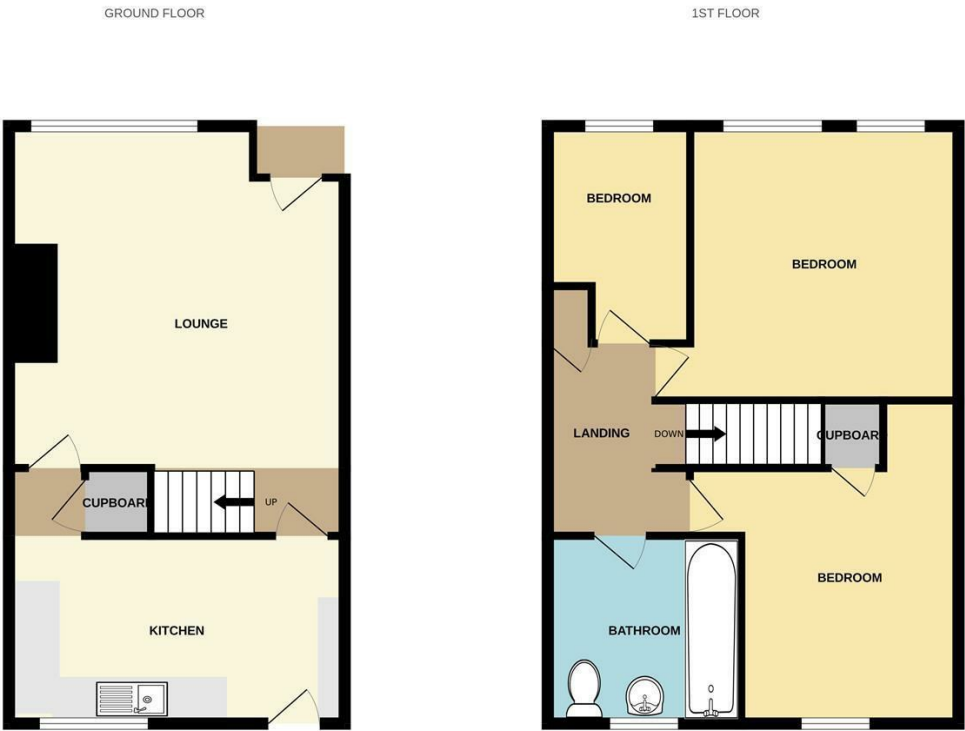
To the front is a block paved hardstanding with wrought iron gates and fencing. A passageway leads to the rear garden with block paved patio/seating area and lawn beyond. Useful brick storeplace.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'

Floor Plan



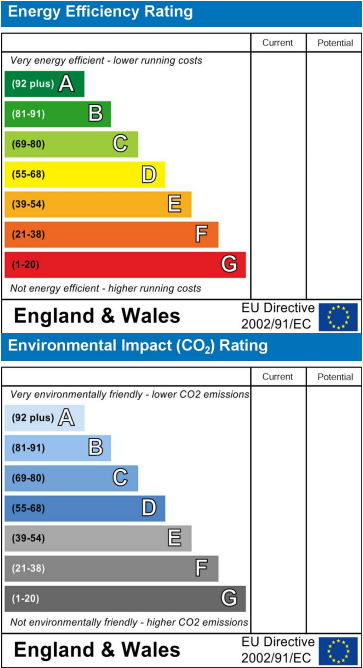
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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Energy Efficiency Graph



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