



408 Wortley Road, Kimberworth, Rotherham, S61 1JP

Price Guide £155,000

GUIDE PRICE £155,000 TO £165,000 OPEN TO OFFER WITHIN THIS REGION

An immaculately presented and refurbished EXTENDED TWO BEDROOM SEMI-DETACHED HOUSE enjoying an elevated position set back from the main road and accessed by a service road. The property has undergone considerable upgrading which will become apparent at the time of inspection.

The accommodation is complimented by gas central heating and uPVC double glazing and comprises: Entrance Hall, bay windowed Lounge, Dining area, Kitchen extension, two Bedrooms and Bathroom. There are established gardens and car parking.

The property is located on a regular bus route to the town centre and is within 10 minutes drive of both Meadowhall and the M1 intersection.

FRONT ENTRANCE HALL

With composite door

LOUNGE 11'8" x 11'3" (3.56 x 3.43)



With large front facing uPVC bay window and radiator beneath. Contemporary fireplace surround

DINING AREA 5'10" x 11'3" (1.8 x 3.43)



With radiator

KITCHEN 6'11" x 13'1" (2.12 x 4.01)



Re-fitted with a range of base units with contrasting work surfaces. Inset ceramic sink set beneath the rear facing uPVC window. Integrated stainless steel gas hob with electric oven below and high level extractor hood. Built-in fridge/freezer and space and plumbing for washing machine. Radiator and composite rear door.

LANDING

With side facing uPVC window

FRONT BEDROOM 9'1" x 10'5" (2.77 x 3.2)



With uPVC bay window and radiator

REAR BEDROOM 8'10" x 7'11" (2.7 x 2.43)



With radiator and uPVC window

BATHROOM 5'6" x 5'10" (1.7 x 1.8)



With modern white suite comprising a panelled bath with mixer tap shower pedestal wash basin and W.C. Splash back tiling, radiator and uPVC opaque window

OUTSIDE



To the front is car parking space with steps rising past

the lawned front garden and a side pathway leading past the side of the house to the enclosed, tiered rear garden with established lawn and rockeries/flower beds and borders.

MATERIAL INFORMATION

Material information

Council Tax Band A

Tenure Freehold

Property Type Semi Detached House

Construction type Brick

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

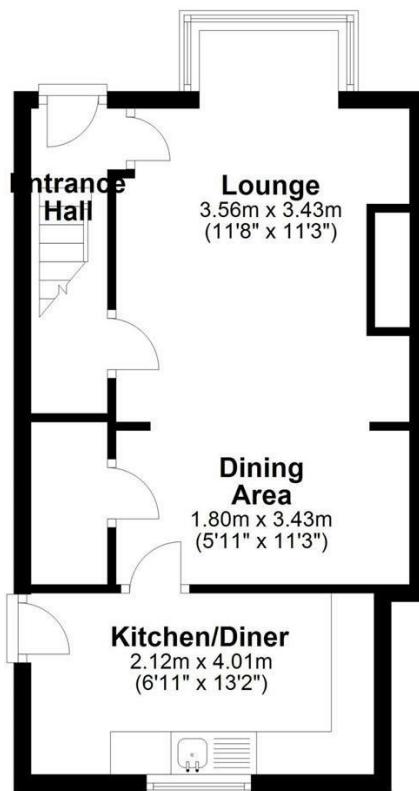
Gas Type Mains Gas

Electricity Supply Mains Electricity

Floor Plan

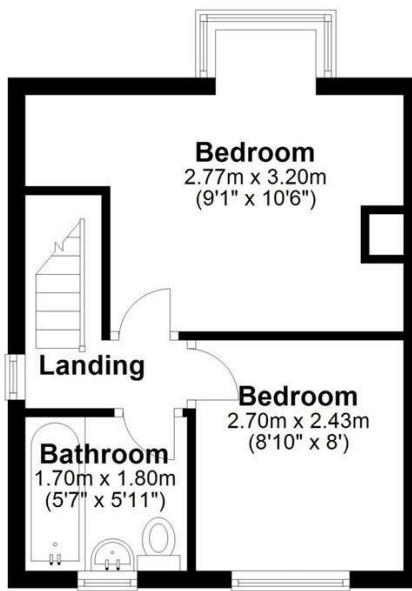
Ground Floor

Approx. 33.9 sq. metres (364.9 sq. feet)



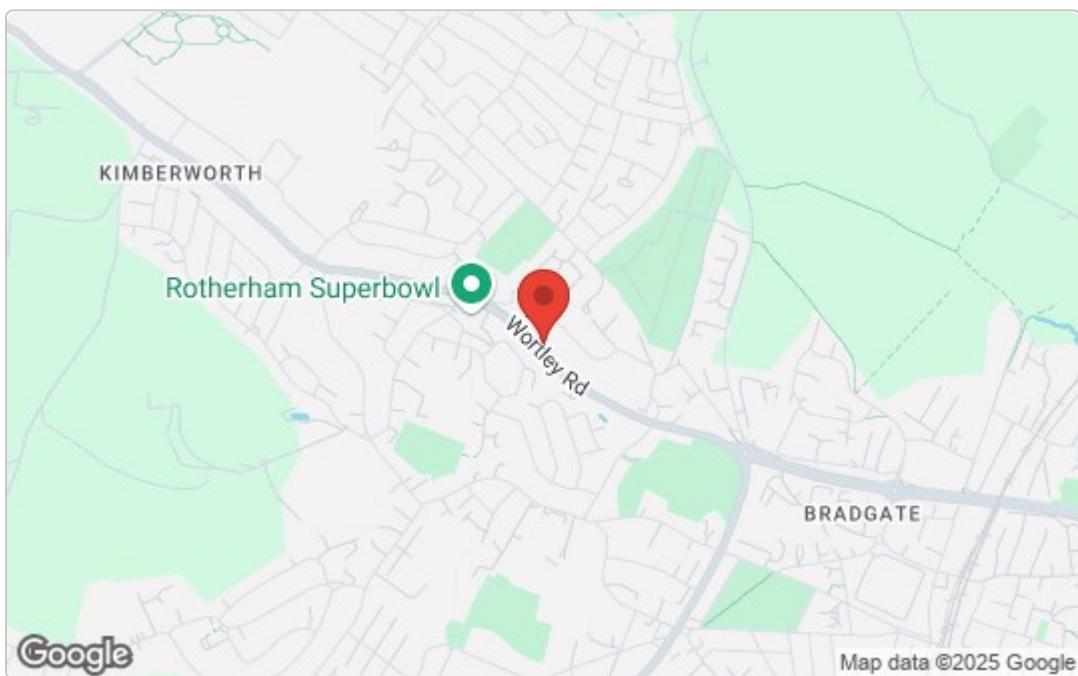
First Floor

Approx. 24.3 sq. metres (261.4 sq. feet)



Total area: approx. 58.2 sq. metres (626.3 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		63
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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