



4 Charnwood Grove, Kimberworth, Rotherham, S61 1HQ

**Offers In The Region Of £220,000**

## 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)



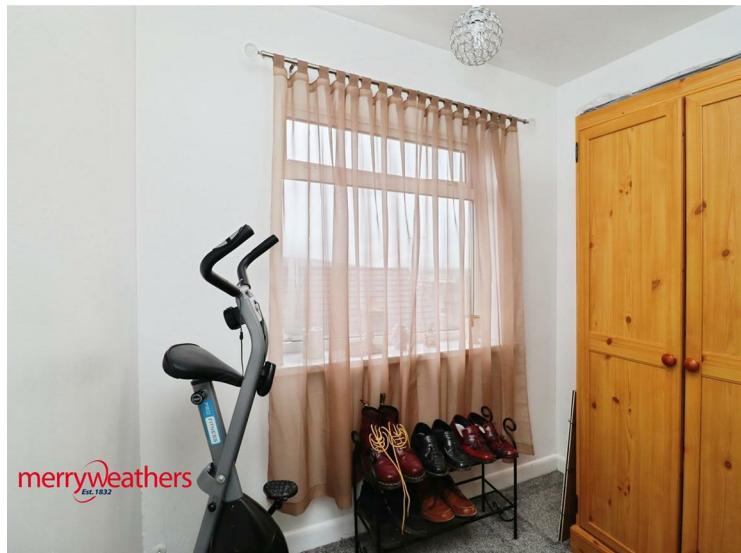
With double panelled radiator and uPVC window

## 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.

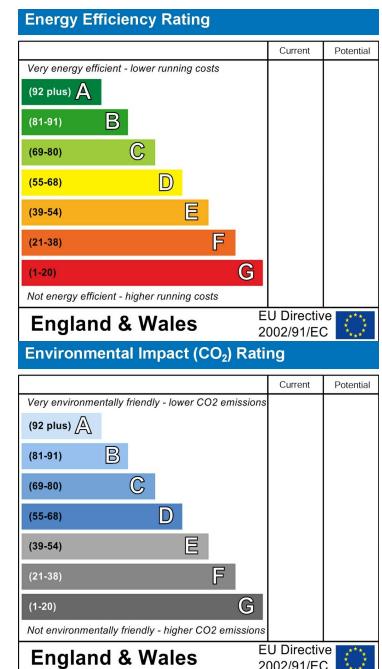
## Floor Plan



### Area Map



### Energy Efficiency Graph



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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