merryweathers
Est. 1832

60 Warren Hill, Kimberworth, Rotherham, S61 3SX

£230,000

*** NO UPWARD CHAIN ***

A TWO/ THREE BEDROOM DETACHED BUNGALOW OCCUPYING A CORNER PLOT ON A POPULAR, ESTABLISHED DEVELOPMENT.
The bungalow offers GAS CENTRAL HEATING FROM A COMBI BOILER, uPVC DOUBLE GLAZING AND AN ATTACHED GARAGE PRESENTLY UTILISED AS AN ADDITIONAL ROOM.
Warren Hill is located off Kimberworth Park Road and is conveniently placed for travelling to Rotherham, Meadowhall and the M1 motorway

HALL
With uPVC door, radiator and two storage cupboards

LOUNGE 16'0" x 11'1" (4.9 x 3.4)

Having uPVC patio doors opening into the rear garden, two radiators and fireplace surround

KITCHEN 11'9" x 7'11" (3.6 x 2.43)

With a range of base and wall units and stainless steel sink. Rear and side facing uPVC windows and uPVC side entrance door. Wall-mounted 'Worcester' combi boiler and radiator, plumbing for washing machine

BEDROOM ONE 11'10" x 10'0" (3.63 x 3.06)

With built-in mirrored wardrobes to one wall, radiator and front facing uPVC window

BEDROOM TWO 9'2" x 8'6" (2.8 x 2.6)
With radiator and uPVC window

SHOWER ROOM 6'2" x 5'7" (1.88 x 1.72)

With shower cubicle and 'Mira' electric shower, close coupled W.C. and vanity wash basin. Heated towel rail and uPVC opaque window

GARAGE 17'4" x 8'6" (5.3 x 2.6)

Presently utilised as an additional room having uPVC patio doors and additional rear door.

OUTSIDE

There are established lawned gardens to three sides with mature hedges and borders

MATERIAL INFORMATION
Council Tax Band - C
Tenure - Freehold
Property Type - Detached Bungalow
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/

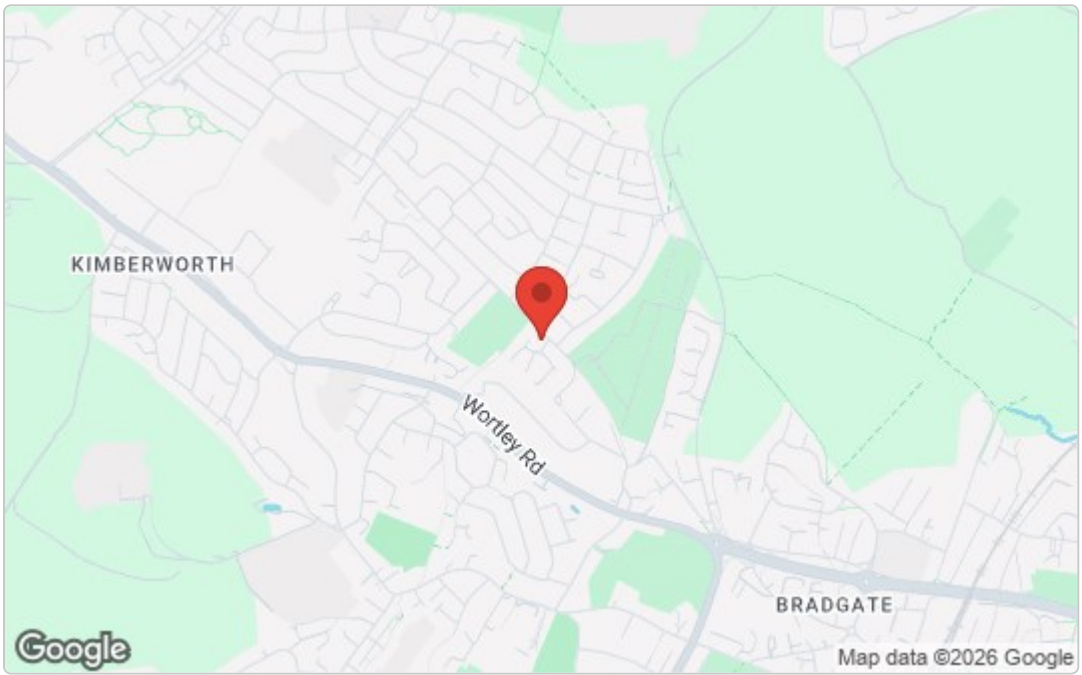
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type - Drive & Garage
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
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.
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan

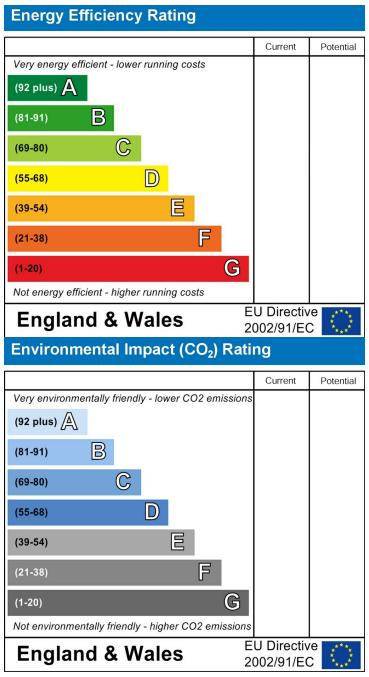
70 sq m/753.47 sq ft
Approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2026

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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