



34 Poucher Street, Kimberworth, Rotherham, S61 2ET

**£310,000**

AN EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE LOCATED ON A MOMENTS WALK FROM THE WINTERHILL FIELDS AND ENJOYING ELEVATED FAR REACHING VIEWS TOWARDS SHEFFIELD AND THE DERBYSHIRE MOORS.

The property is offered for sale with vacant possession and offers spacious and versatile accommodation complemented by gas central heating and uPVC double glazing. The accommodation comprises: Entrance Porch, inner Hall, through Lounge, separate Dining Room, Kitchen, ground floor Cloakroom, four first floor Bedrooms and family Bathroom.

Rotherham, Sheffield and Meadowhall are all within easy reach whilst the close proximity of the M1 makes travelling farther afield extremely accessible.

## PORCH

With uPVC front door and window and inner door into the Garage

## HALL



With uPVC door, radiator and cloaks cupboard

## LOUNGE 22'4" x 10'11" (6.82 x 3.33)



Having front and rear facing windows and rear door opening into the garden. Two radiators

## DINING ROOM 18'2" x 11'7" (5.55 x 3.54)



With radiator, rear and side facing uPVC windows and storage cupboard

## KITCHEN 12'11" x 8'2" (3.96 x 2.51)



With fitted base and wall units and inset double drainer stainless steel sink, electric cooker point and plumbing for washing machine. 'Ideal' gas combi boiler. Rear and side facing uPVC windows and glazed uPVC door opening into the garden.

## SIDE ENTRANCE LOBBY

With uPVC door to the front

## CLOAKROOM 8'9" x 3'4" (2.68 x 1.04)

With W.C. and uPVC window

## LANDING

With linen cupboard

## FRONT BEDROOM ONE 13'3" x 11'6" (4.05 x 3.51)



With uPVC window enjoying elevated far-reaching views, radiator and wardrobe recess

**REAR BEDROOM TWO 10'11" x 8'7" (3.35 x 2.63)**



(The smaller measurement taken to the wardrobe fronts which run the length of one wall, radiator and uPVC window)

**FRONT BEDROOM THREE 11'0" x 10'11" (3.37 x 3.33)**



With radiator and uPVC window

**REAR BEDROOM FOUR 10'4" x 7'11" (3.15 x 2.43)**



With radiator and uPVC window

**BATHROOM 8'2" x 6'8" (2.5 x 2.05)**



With white suite comprising a corner bath with mixer tap shower, vanity wash basin and W.C. Tiling to all the walls, heated towel rail and two uPVC opaque windows

**OUTSIDE**



A drive leads past the lawned garden to the Garage. To the rear is a paved patio and lawn with timber Summerhouse

**GARAGE 14'11" x 8'3" (4.56 x 2.54)**

With electric roller door

**MATERIAL INFORMATION**

Council Tax Band - C

Tenure - Leasehold-200 years from 1957. Annual Ground Rent £10.00

Property Type -Semi 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.

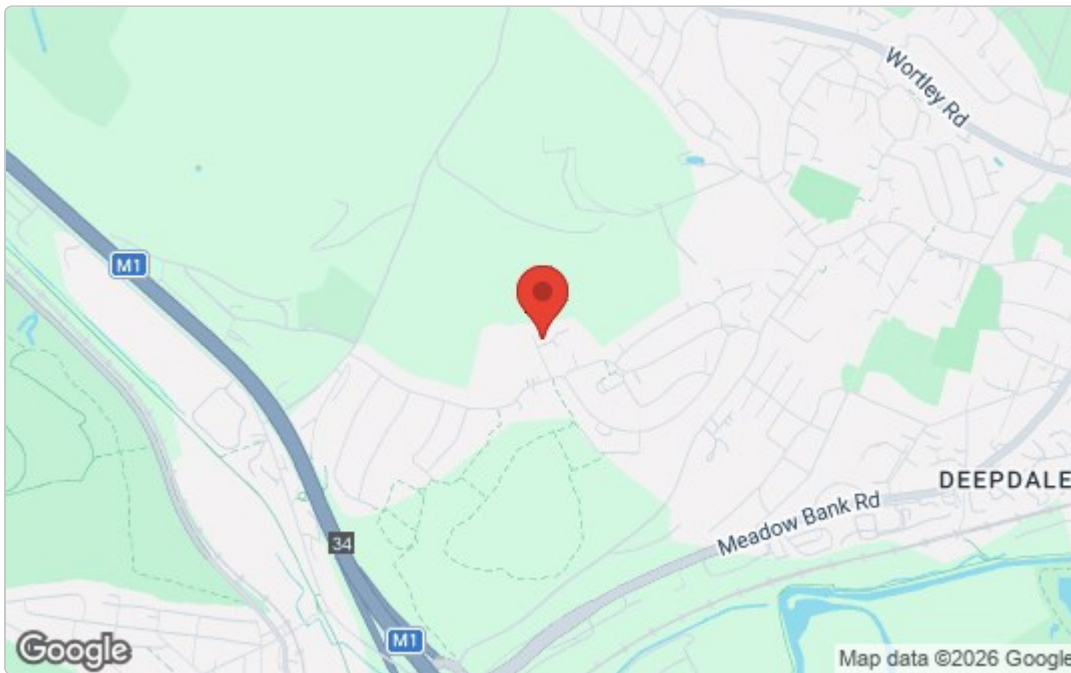
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

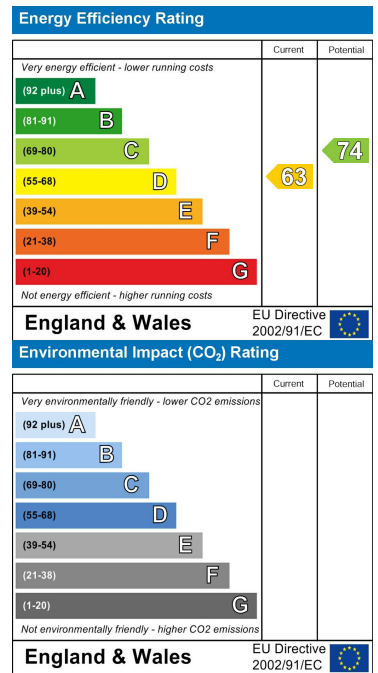
# Floor Plan



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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