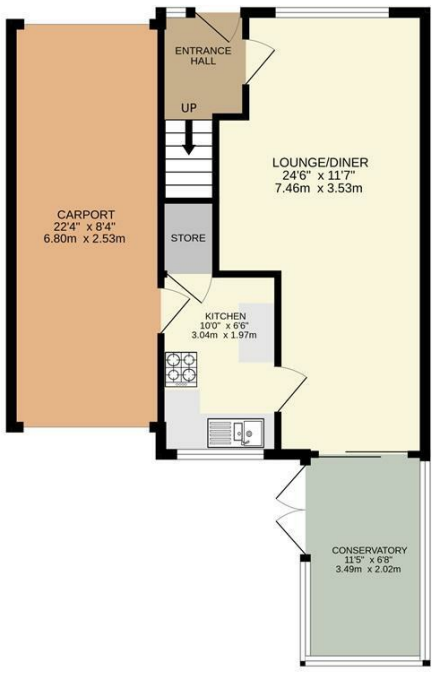
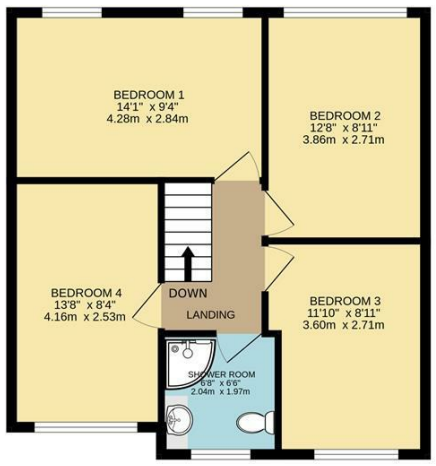
GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

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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EADON LOCKWOOD & RIDDLE
ESTD 1840

90, Hill View Road, Rotherham, S61 2AJ

Offers In The Region Of £230,000

90 Hill View Road, Rotherham, S61 2AJ

Description
ELR are delighted to present this extended four-bedroom semi-detached home, occupying a sought-after residential position within the ever-popular area of Kimberworth. Offering spacious and versatile accommodation, this well-presented property is perfectly suited to modern family living, boasting a generous driveway, car port, detached garage and an attractive low-maintenance rear garden, all within easy reach of excellent local amenities, well regarded schools and superb transport links.

A welcoming entrance hall leads into the dual-aspect lounge and dining room, creating a light and airy living space ideal for both everyday life and entertaining. The room flows effortlessly into the conservatory, where French doors open onto the rear patio, allowing the garden to become a natural extension of the living space during the warmer months. The adjoining kitchen is fitted with a comprehensive range of units, providing ample storage and workspace to cater for busy family life.

The first floor offers four well-proportioned bedrooms, providing flexible accommodation to suit a variety of lifestyles, whether for growing families, those working from home or visiting guests. A stylish and contemporary shower room completes the first-floor accommodation.

Outside, the property continues to impress. To the front, a generous driveway provides ample parking for several vehicles and leads to a covered car port with access to the detached garage. The enclosed rear garden has been thoughtfully designed for low-maintenance enjoyment, featuring three-tier patio seating areas that create the perfect setting for outdoor dining, entertaining friends or simply relaxing in the sunshine.

Positioned within one of Kimberworth's most desirable residential areas, the property enjoys excellent access to a wide range of local shops, supermarkets and well-regarded schools, together with convenient transport links and nearby motorway connections. With parks and green spaces close by, this is a fantastic opportunity to acquire a spacious and versatile home in a well-established location.

- Extended four-bedroom semi-detached family home
- Spacious open plan lounge and dining room
- Conservatory with French doors opening onto the rear garden
- Four well-proportioned bedrooms and a family shower room
- Driveway providing ample off-road parking with car port and detached garage
- Enclosed tiered rear patio garden, ideal for outdoor entertaining
- Situated in the highly sought-after area of Kimberworth
- Close to excellent schools, local amenities, public transport links and green spaces
- Freehold / Council Tax Band C