



## 8 The Motte

, Rotherham, S61 1PP

£160,000



Situated in the popular residential area of Kimberworth, this three-bedroom mid-terrace bungalow offers versatile accommodation and a convenient lifestyle close to a range of local amenities.

The property is ideally located within easy reach of shops, schools, and leisure facilities, with excellent transport links providing straightforward access to nearby towns and cities, making it well suited to a variety of buyers including families, professionals, and downsizers.

Internally, the accommodation is arranged over one level and comprises three well-proportioned bedrooms, a comfortable living area, and a practical kitchen space. The layout is both functional and adaptable, offering scope for personalisation to suit individual needs.

Further benefits include no onward chain and the added advantage of a garage, enhancing both convenience and storage.

A fantastic opportunity to acquire a home in a sought-after location—early viewing is highly recommended



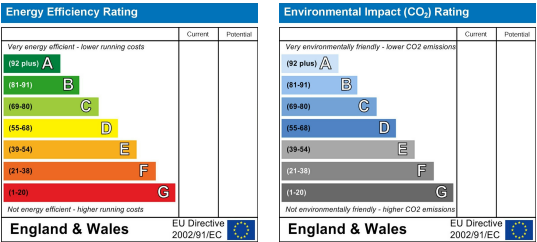
## Area Map



## Floor Plans



## Energy Efficiency Graph



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