



Claremont Street, Kimberworth



This three bedroom semi detached home is located within a popular residential location which provides easy access to town, Meadowhall, transport links and local amenities making it a real all-rounder. Although it needs a little TLC it is competitively priced allowing buyers to add their own stamp with accommodation comprising: Hall, Lounge, OPEN PLAN Kitchen Diner with rear patio doors, two double bedrooms, a box third bedroom and a bathroom. Externally it benefits from off-road parking, has a DETACHED GARAGE and an enclosed rear Garden with patio seating. It could also make a good buy-to-let investment with rents dependent on condition likely to be in the region of £850 PCM. * Viewing by Appointment *

Asking Price £120,000



ACCOMMODATION

- Three Bedroom Semi-Detached plus GARAGE
- Location handy for Schools, Town, Meadowhall and Commuter Transport links
- Lounge, OPEN PLAN Kitchen Diner
- Two Double Bedrooms and a Box Sized Third
- Off-Road Parking, Enclosed Garden
- In need of a little TLC, Buy-To-Let possibilities with rent dependent on condition expected around £850 PCM
- **** Viewing by Appointment ONLY ****



GROUND FLOOR
306 sq.ft. (28.5 sq.m.) approx.

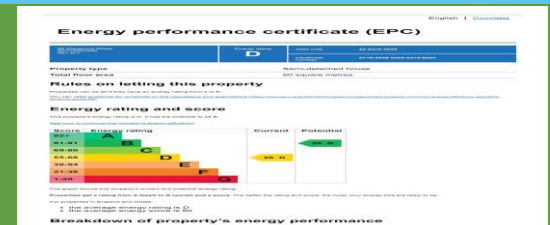
1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency under any circumstances.
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