



Smithy Close, Kimberworth Park



Guide Price £120,000 to £125,000 - This three bedroom semi-detached occupies a pleasant cul de sac position within a popular residential location. Kimberworth Park provides great commuter access to both Rotherham, Sheffield and Meadowhall and is within easy reach of shop and schools making it the PERFECT FAMILY PURCHASE. It is priced to reflect the need for a little updating but does offer a great opportunity to add your own stamp with accommodation briefly comprising: Entrance Hall, Lounge Diner, Kitchen, Lobby and Store, Three Bedrooms, Bathroom and Separate WC. Externally it enjoys gardens to the front, side and rear. Viewing Advised. EPC to Follow



ACCOMMODATION

- Three Bedroom Semi-Detached
- Pleasant cul de sac Location with easy access to Rotherham, Sheffield and Meadowhall
- Priced to reflect the need for updating - create your IDEAL FAMILY HOME
- Lounge / Diner, Kitchen and Side Lobby & Store
- Gardens Front, Side and Rear
- VIEWING ADVISED - By Appointment ONLY
- Tenure: Freehold, EPC Rating: To Follow Council Tax Band: A



GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 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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