

## Bradgate Lane, KIMBERWORTH



Guide Price £240,000 to £250,000 - This OUTSTANDING three bedroom REAR EXTENDED semi-detached property is located opposite Bradgate Park and is within easy reach of Rotherham, Sheffield, Meadowhall and commuter transport links making it a great family purchase. It is beautifully appointed with an extremely high standard of fixtures and fittings throughout with accommodation comprising \* Lounge with wood coloured Sash windows, which continue throughout, and a feature fire surround stunning \* OPEN PLAN Kitchen, Dining and Family Sitting Room with granite surfaced centre island, rear roof window and French doors, and with integral Falcon Delux Range Cooker and Hob and a range of solid oak storage units \* fully converted BASEMENT, now with WC and Utility facilities \*Two first floor double bedrooms \*Stylish family bathroom with roll top bath and separate shower cubicle \* Spacious converted loft bedroom with both front and rear aspect windows \*Externally is has a landscaped low maintenance enclosed garden at the rear with patio seating, mixed beds and a useful brick built outbuilding. Tenure: Leasehold, Council Tax Band: A, EPC to Follow





## ACCOMMODATION

- Outstanding Rear Extended Three Double Bedroom Semi-Detached
- Close to Meadowhall, Sheffield, Motorway Networks and Bradgate Park
- Rear Extended with Fabulous OPEN PLAN Kitchen, Dining and Family Living Room
- Centre Island with Solid Oak Storage Units and Quality Built-in Appliances
- Basement with Utility Area and WC, Separate Lounge with Sash Windows
- Two First Floor Double Bedrooms and Stylish Family Bathroom
- Spacious Converted Loft Bedroom, Low Maintenance Landscaped Garden with OUTBUILDING



**TOTAL FLOOR AREA: 1394 sq.ft. (129.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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