



Fenton Fields, Kimberworth



Guide Price: £270,000 to £280,000. This Beautifully Presented and EXTENDED FAMILY HOME offers spacious living within a quiet location of Kimberworth, being just a short walk to shops, schools and with excellent transport links for Rotherham and Sheffield.

Having a CCTV and intruder alarm system, the property in brief comprises; Entrance Hall \* Lounge with Feature Fireplace \* Open Plan Modern Kitchen Dining Room \* Second Reception Room \* Conservatory with French Doors \* Four Bedrooms \* Modern Bathroom \* Alarmed Integral Garage \* Driveway for Three Cars \* Rear Enclosed Lawn and Patio Garden.

**Guide Price: £270,000 to £280,000**





## ACCOMMODATION

- EXTENDED Detached Family Home - Spacious Open Plan Living
- Four Bedrooms & Modern Bathroom
- Lounge / Kitchen Diner / Extended Reception Room
- Conservatory with French Patio Doors
- Integral Garage / Driveway for Three Cars!
- Lawn & Patio Garden
- Walking Distance to Shops, Schools / Transport Links to Sheffield & Town
- FREEHOLD / Council Tax Band C



GROUND FLOOR  
722 sq.ft. (67.0 sq.m.) approx.

1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1240 sq.ft. (115.2 sq.m.) approx.

While every effort has been made to ensure the accuracy of the figures contained herein, measurements of rooms, surfaces, fixtures and fittings are not guaranteed and the advertiser does not accept any liability for any errors, omissions, inaccuracies or discrepancies. The advertiser does not accept any liability for any errors, omissions, inaccuracies or discrepancies. The advertiser does not accept any liability for any errors, omissions, inaccuracies or discrepancies.

**bartons**   
FOR YOUR NEXT MOVE...

51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY

T: 01709 515740 E: info@bartons-net.co.uk

**Important Notice** These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. These particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Any areas of measurement or distances are approximate. Please note that we have not tested the services or any of the equipment in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Printed by Racecourse Press Ltd 01470 713330**