



Manor House Road, Kimberworth Rotherham S61 1NT

Offers in the Region Of £230,000



- **REAR EXTENDED, Beautifully Presented Semi-Detached Home**
- **Extended Dining Space with Velux Windows & Bi-fold Patio Doors**
- **Three Bedrooms & Modern Four Piece Suite Bathroom**
- **Previous Plans to Extend Over Garage**
- **Open Plan Kitchen Diner with Integral Appliances and Island**
- **Utility Room with Plumbing for Washing Machine**
- **Low Maintenance Rear Garden / Driveway & Garage**
- **FREEHOLD / Council Tax Band B**

This beautifully presented rear-extended semi-detached home offers spacious and modern living throughout.

Upon entering, you are welcomed into the entrance hall leading into a stylish lounge, complete with a feature fireplace. To the rear, the property opens into a contemporary kitchen fitted with integrated appliances and a central island with quartz worktop, flowing seamlessly into an extended dining area. This impressive space is enhanced by Velux windows and bi-folding doors, allowing plenty of natural light and direct access to the garden. A separate utility room is conveniently located off the kitchen.

Upstairs, the property comprises three bedrooms and a modern four-piece family bathroom suite.

Externally, the front of the property benefits from a driveway providing off-road parking and access to the garage.

To the rear, there is a low-maintenance garden featuring a large patio area and an artificial lawn, ideal for outdoor entertaining.

The property previously had plans to extend above the garage, offering potential to create a fourth bedroom accessed from the landing.

Ideally situated within walking distance of local shops and schools, the property also benefits from excellent transport links, including easy access to the M1 motorway and Rotherham town centre.





GROUND FLOOR
706 sq ft. (65.6 sq m.) approx.

1ST FLOOR
367 sq ft. (34.1 sq m.) approx.



TOTAL FLOOR AREA: 1073 sq ft. (99.7 sq m.) approx.

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For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

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