



Warren Drive, Kimberworth Rotherham S61 1JZ

Offers in the Region Of £190,000



- Bay Window Semi-Detached Home, Quiet Cul-de-sac Position
- Open Plan Lounge Diner, Kitchen & Porch
- Paved Driveway, Detached Garage & Shed
- NO ONWARD CHAIN
- Premium Position, Backing Onto Woodland
- Three Bedrooms & Bathroom
- Lawn Garden, Patio & Raised Sun Deck
- Freehold / Council Tax Band B

Situated on a quiet cul-de-sac within a highly sought-after area of Kimberworth, this bay window, three-bedroom semi-detached home offers excellent access to the motorway network and is just a short distance from local schools, shops and the town centre — making it ideal for commuters and families alike.

The property features a welcoming entrance hall which leads into a spacious open-plan lounge and dining area, creating a bright and versatile living space perfect for both relaxing and entertaining. The fitted kitchen offers ample storage and workspace, with access to a porch which houses the intruder alarm system.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a paved driveway providing off-road parking, a detached garage, and a rear garden with a shed.

A raised sun deck offers the perfect spot for outdoor dining and enjoying the peaceful surroundings. The garden backs directly onto woodland, providing a high degree of privacy and a lovely natural outlook.

Early viewing is highly recommended to fully appreciate the location and accommodation on offer.





GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02005

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

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.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that, if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.



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GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**