



**Claremont Street, Kimberworth ROTHERHAM S61 2LS**

**welcome to**

**Claremont Street, Kimberworth ROTHERHAM**

£140,000 - FIRST STEP ON THE LADDER - This beautiful two bedroom end terraced is offered to market making the ideal purchase for the FTB/investors alike. Boasting spacious accommodation throughout with modern decor & fittings...DON'T MISS OUT!!!



## **Ground Floor**

### **Lounge**

A welcoming space having a front facing double glazed window & door & a radiator.

### **Dining Room**

A versatile room which can be used for dining or living having rear facing double glazed patio doors leading out to the garden, a feature log burner & spotlights to the ceiling.

### **Kitchen**

Fitted with wall and base units housing the integrated hob & oven with worktops housing the sink & drainer. There is also space for a fridge/freezer & a washing machine. Having a side facing double glazed window.

## **First Floor**

### **Bedroom One**

Having a front facing double glazed window, a radiator & a feature fireplace.

### **Bedroom Two**

Having a rear facing double glazed window & a radiator.

### **Bathroom**

A spacious bathroom fitted with a corner bath with a handheld shower, a hand wash basin & WC. Having a rear facing double glazed window & a heated towel rail.

### **Outside**

To the front of the property is a driveway providing off road parking.

To the rear is a good sized artificial lawned garden with a patio area, a pond & an outbuilding providing storage space.



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welcome to

## Claremont Street, Kimberworth ROTHERHAM

- Two bedroom end terraced property - move in ready
- Beautifully presented throughout
- Perfectly placed to local amenities & transport links
- Ample off road parking
- Delightful rear garden

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

# £140,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTF117295 - 0002

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