



Thornton Street, Kimberworth Rotherham S61 2LD

welcome to

Thornton Street, Kimberworth Rotherham

A SWEET OPPORTUNITY ON THORNTON STREET - Offered to market is this beautiful three bedroom mid terraced property making the ideal purchase for the FTB/small family buyer. Boasting off road parking, a conservatory and a delightful rear garden. CALL NOW



Entrance Hall

Having a front facing double glazed door.

Lounge

A bright and spacious living space with a front facing double glazed window, radiator, feature fireplace & useful under stairs storage cupboard.

Kitchen

Fitted with a series of wall & base units housing the integrated hob, oven, extractor fan & dishwasher with worktops housing the sink & drainer. Having two rear facing double glazed windows & a door into the conservatory, radiator & built in storage cupboard housing the boiler.

Conservatory

Having a rear facing double glazed door leading out to the garden with surrounding windows.

Bathroom

Situated on the ground floor fitted with a bath with overhead shower, hand wash basin & WC. Having a rear facing double glazed window & heated towel rail.

Bedroom One

Having two front facing double glazed windows & radiator.

Bedroom Two

Having a rear facing double glazed window & radiator.

Bedroom Three

Having a rear facing double glazed window & radiator.

Outside

To the front of the property is a spacious driveway providing off road parking for multiple cars & a lawned garden.

To the rear is a private enclosed lawned garden with a patio, decked area & shed providing outdoor

storage space.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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Thornton Street, Kimberworth Rotherham

- Three bedroom mid terraced property
- Beautifully presented throughout - move in ready
- Great opportunity for FTB/investors/families
- Well placed to local amenities/transport links/schools
- Off road parking & delightful rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117375 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



williamhbrown.co.uk