



6 Crane Drive, Kimberworth, Rotherham, S61 1NN

£170,000

A three bedroom semi detached house, in need of upgrading and offered for sale with no upward chain. The property enjoys a cul-de-sac location off Fellowsfield Way and offers gas central heating, double glazing and a brick garage.

HALL

With aluminium door and radiator

LOUNGE 12'9" x 13'9" (3.9 x 4.2)



With gas fire, two radiators and uPVC window

DINING ROOM 8'0" x 9'8" (2.46 x 2.95)



With radiator, rear facing uPVC window and under stairs cupboard

KITCHEN 7'3" x 9'6" (2.21 x 2.9)



With fitted units, side facing uPVC window and rear entrance door, storage Pantry

REAR PORCH 6'2" x 3'11" (1.9 x 1.2)

LANDING

With Airing cupboard and additional storage cupboard

FRONT BEDROOM ONE 9'10" x 12'9" (3 x 3.9)



With uPVC window, radiator and fitted wardrobes

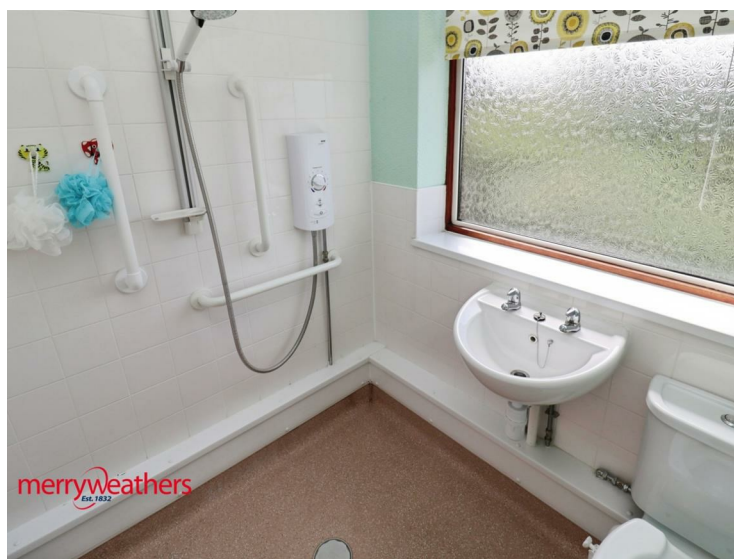
REAR BEDROOM TWO 9'10" x 11'0" (3 x 3.37)

With radiator and uPVC window

FRONT BEDROOM THREE 6'0" x 8'5" (1.83 x 2.57)

With radiator and uPVC window

WETROOM



With electric shower, vanity wash basin and W.C.
Radiator and uPVC opaque window

OUTSIDE



To the front is a block paved drive and hardstanding with access to the single brick Garage.

To the rear is an enclosed garden with block paved patio/seating area and lawn

MATERIAL INFORMATION

Council Tax Band - B

Tenure - Freehold

Property Type -Semi Detached house

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Drive and Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining .

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

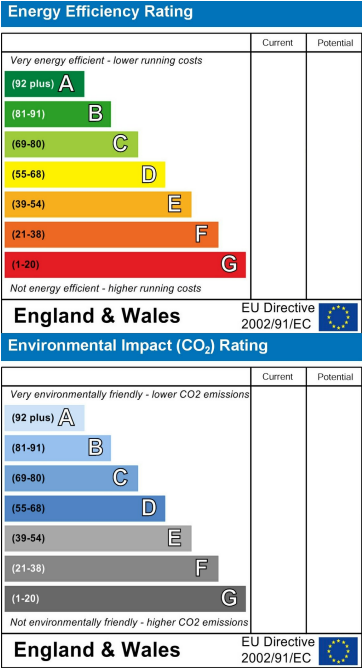
Floor Plan



Area Map



Energy Efficiency Graph



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