



166 Hill Top Lane, Kimberworth, Rotherham, S61 2EL

£110,000

Offered for sale with NO UPWARD CHAIN is this TWO BEDROOM MID-TERRACED HOUSE located on a popular road within easy commuting distance of Rotherham, Meadowhall and Sheffield.

The property offers gas central heating from a combi boiler, majority uPVC double glazing and off-road car parking. The accommodation, which is in need of some cosmetic upgrading, briefly comprises: Lounge, Dining Kitchen with fitted units and Cellar leading off and rear Lean to with Toilet. To the first floor are two Bedrooms and Bathroom. There is a garden to the rear.

LOUNGE 12'1" x 12'1" (3.7 x 3.7)



With front facing uPVC window and entrance door, radiator

INNER LOBBY

With radiator and staircase

KITCHEN/DINER 12'1" x 13'1" (3.7 x 4)



With a range of fitted light Oak effect base and wall units and inset stainless steel sink set beneath the rear facing window with glazed door to one side. Integrated electric hob and oven. Radiator and storage Cellar leading off

LEAN TO 12'2" x 8'6" (3.71 x 2.6)



With sliding patio doors opening directly into the rear garden. W.C. with low flush suite

LANDING

With radiator

FRONT BEDROOM 12'1" x 12'1" (3.7 x 3.7)



Having fitted wardrobes to two walls, radiator and uPVC window

REAR BEDROOM 10'4" x 10'3" (3.16 x 3.14)



With radiator, uPVC window and fitted wardrobes

BATHROOM 5'1" x 13'1" (1.55 x 4)



Comprising a panelled bath with mixer tap shower, W.C. and wash basin, uPVC opaque window, radiator and cupboard housing the 'Worcester' gas combi boiler

OUTSIDE



In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a relation of an employee of Merryweathers

To the front is a paved hardstanding providing off-road parking whilst to the rear is a long, narrow flower garden

MATERIAL INFORMATION

Council Tax Band - A

Tenure - Freehold

Property Type - Mid Terraced 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

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.

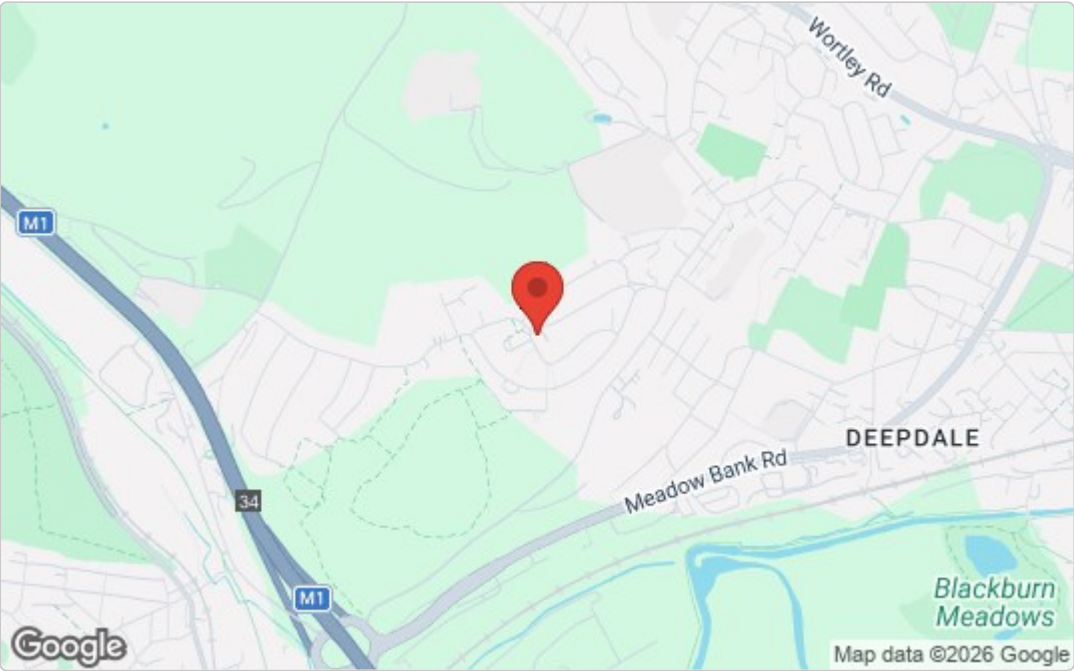
AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

