



Ewers Road, Kimberworth, S61

Asking Price £149,950

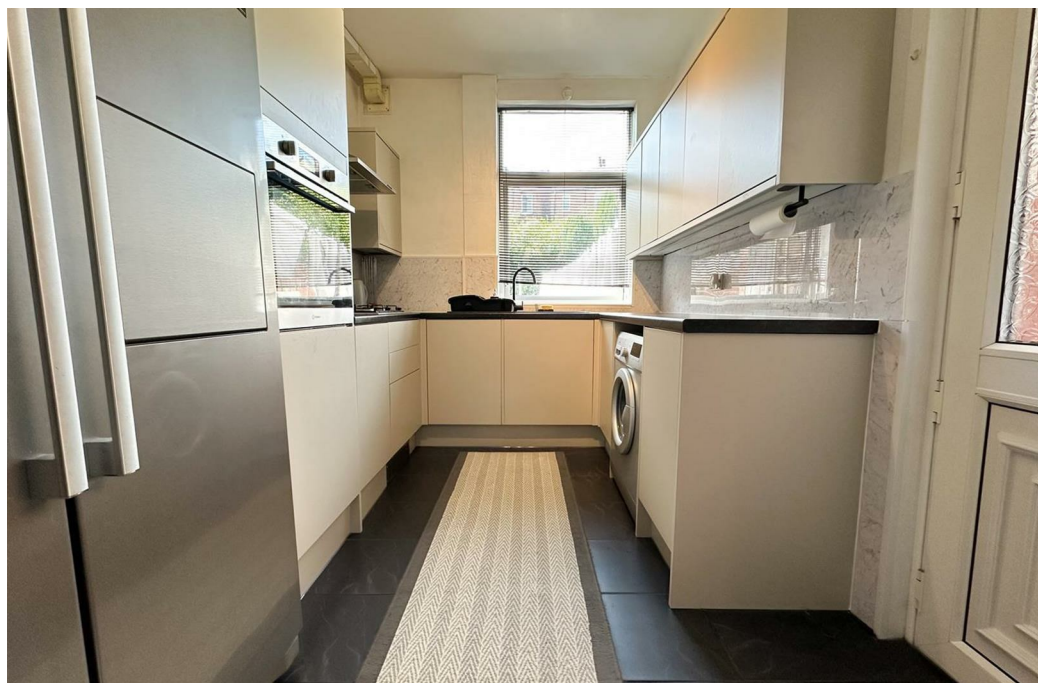
- FREEHOLD
- DECEPTIVELY SPACIOUS THROUGHOUT
- MODERN DECOR
- THREE DOUBLE BEDROOMS
- VIEWING ESSENTIAL
- POPULAR LOCATION
- COUNCIL TAX BAND A - £1,434.82
- CLOSE TO LOCAL AMENITIES
- CUL DE SAC POSITION

Ewers Road, Kimberworth, S61

****VIEWING ESSENTIAL ** FREEHOLD **** This deceptively spacious three bedroom property is beautifully presented throughout. The mid terrace property occupies a cul de sac position located in the poplar area of Kimberworth. Enjoying the convenience of public transport links and excellent Motorway access, with direct routes to Sheffield and Rotherham close by, perfect for commuters. The property briefly comprises of; Lounge; Dining room; Kitchen; Stairs rising to the first floor; Three double bedrooms; Family bathroom; Rear garden;



Council Tax Band: A



ENTRANCE

The part obscure glazed front entrance door opens directly to the lounge;

LOUNGE

This spacious lounge has; uPVC double glazed bay window to the front elevation; Electric feature fireplace; Carpet flooring; Ceiling light point; Central heating radiator; Solid door into the dining room;

DINING ROOM

This great living space has; Decorative fireplace; uPVC double glazed window to the rear elevation; Solid door to the under stair storage area; Ceiling light point; Central heating radiator; Solid door to the stairs raising to the first floor; Glazed door into the kitchen;

KITCHEN

The modern kitchen is fitted with; Dove grey wall, base and drawer units with roll top work surfaces; Under unit lighting; Single sink and drainer with mixer tap; uPVC double glazed window to the rear elevation; Integrated oven and four ring gas hob with extractor hood above; Space and plumbing for an American style fridge freezer and a washing machine; Plinth heater; Ceiling light point; Dry wall panelling and tiled walls; Tiled flooring; Glazed door into the rear garden;

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

This generous size primary bedroom has; uPVC double glazed window to the front elevation; Solid door to storage cupboard; Ceiling light point; Central heating radiator;

BEDROOM TWO

A further double bedroom with; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

Comprising of; uPVC double glazed window to the rear elevation; Grey wood effect laminate flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

Having; WC; Wash basin set into vanity storage unit; Bath with wall mounted rain head shower and hand held shower attachment; uPVC obscure double glazed window to the front elevation; Tiled walls and flooring; Recessed ceiling spot lights; Vertical heated towel rail; Wall mounted mirror; Part glazed door to the first floor landing;

FIRST FLOOR LANDING

With; Built in storage areas; Solid doors to the three double bedrooms; Part glazed door into the family bathroom; Carpet flooring; Recessed ceiling spot lights; Central heating radiator; Loft hatch access;

LOFT

Pull down ladder; Fully boarded;

FRONT GARDEN

Having; Pathway to the front entrance door; Single beds to either side; Side access leads to the rear garden;

REAR GARDEN

This low maintenance rear garden has; A block paved patio entertaining area; Leading to an artificial lawn area; Two outhouses; Fence and brickwork borders;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

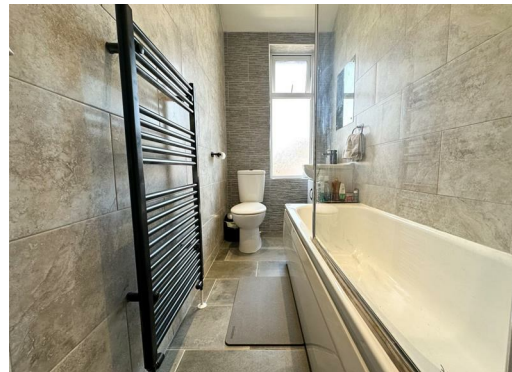
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	