Grange View Crescent, Kimberworth, S61 2BB
welcome to
Grange View Crescent
GUIDE PRICE: £135,000 - £145,000 - DON’T MISS THIS FANTASTIC OPPORTUNITY TO PURCHASE A THREE/FOUR BEDROOM DORMER BUNGALOW WITH A STYLISH RE-FITTED KITCHEN AND ENJOYING DISTANT VIEWS TO THE FRONT. WELL PLACED FOR ROTHERHAM, SHEFFIELD, M1 & MEADOWHALL.
Side Entrance Hallway
At the side of the property a door opens into the entrance hallway.

Lounge
14’ max x 18’ 2” max ( 4.27m max x 5.54m max )
The lounge has a double glazed bay window to the front and two radiators.

Ground Floor Bedroom One
10’ 5” x 11’ 4” ( 3.18m x 3.45m )
Having a double glazed window to the rear and a radiator.

Dining Room/Bedroom Four
10’ 6” x 7’ 11” ( 3.20m x 2.41m )
This versatile room could be used as a dining room or ground floor bedroom and has a double glazed window to the rear, a radiator and three steps leading down to the sitting area with two storage cupboards on the platform.

Kitchen
8’ 2” x 12’ 1” ( 2.49m x 3.68m )
Featuring a newly fitted kitchen with a range of units to comprise of wall, base and drawer units with roll-edge worktops, an inset sink and drainer and appliances to include a built-in oven, 4-ring gas hob and spaces for a fridge/freezer and washer. There is a tiled floor, an upright radiator and a useful storage cupboard. A upvc double glazed window overlooks the carport and a door opens into the carport. Please note: The units still have their protective film on them on the photos.

First Floor:-

Dormer Bedroom Two
10’ 9” max x 11’ 11” max ( 3.28m max x 3.63m max )
This room has a wooden double glazed window to the front, a radiator and wooden flooring.

Dormer Bedroom Three
8’ 2” x 11’ 11” ( 2.49m x 3.63m )
With wooden double glazed window to the front which takes full advantage of the views, radiator and a wooden floor.

Outside And Gardens
At the front of the property a driveway provides off-road parking and leads to the:-

Carport
This then leads to:-

Workshop/storage

2nd Workshop/storage/shed

Rear Garden
At the rear is a patio area and a lawned garden. Greenhouse.

Downstairs Bathroom
Fully tiled and having a decorative white suite to comprise of a bath with shower over, low flush w.c. and wash basin. Central heating radiator and a upvc double glazed window to the side.
Welcome to
Grange View Crescent

- GUIDE PRICE: £135,000-£145,000
- 3/4 Bedroom Dormer Bungalow
- Highly regarded location
- Stylish Re-Fitted Kitchen
- VIEW NOW!

Tenure: Leasehold EPC Rating: E

guide price

£135,000-£145,000

Please note the marker reflects the postcode not the actual property

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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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