

**FOR SALE**



**Kempwell Drive, Rawmarsh**  
**Guide Price £140,000**

  
**MARTIN & CO**



## Kempwell Drive, Rawmarsh

3 Bedrooms, 1 Bathroom

Guide Price £140,000

- Semi detached
- Three bedrooms
- No chain
- Off road parking
- Spacious

GUIDE PRICE £140,000 - £150,000. This well-proportioned semi-detached home is a fantastic opportunity for those looking to personalise a property to their taste. Situated in a convenient location in Rawmarsh, it offers easy access to a range of local amenities, public transport links, and major roads connecting to Rotherham, Sheffield, and beyond. With NO ONWARD CHAIN, this is an excellent option for a first-time buyer, family, or investor looking for a project.

The entrance hall leads into a spacious lounge, featuring a focal fireplace with a gas fire, creating a cosy space for relaxing. Natural light flows in from the front facing window and rear-facing doors, which open directly into the garden. The dining kitchen offers a practical layout with a range of fitted white wall and base units, along with space for appliances. There is ample room for a dining table, making it an ideal area for family meals or entertaining.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms. The second bedroom benefits from fitted wardrobes, offering additional storage space. The shower room includes a three-piece suite, comprising a shower, washbasin, and WC.

Externally, the front garden is laid to lawn, while a driveway to the side provides off-road parking. The



enclosed rear garden is a great space for outdoor activities, featuring a lawn, patio area, shed, and greenhouse.

Rawmarsh is well-served by local amenities, including shops, schools, and supermarkets such as Aldi and Asda. Nearby schools include Rawmarsh Sandhill Primary and Rawmarsh Community School. Excellent public transport options are available, with regular bus routes connecting to Rotherham and Sheffield. The property is also conveniently placed for access to the M1 and M18 motorways, making it a great choice for commuters.

With its spacious layout, convenient location, and potential for modernisation, this home presents a fantastic opportunity for a buyer looking to make it their own.

**ENTRANCE HALL** With a front facing entrance door and stairs rise to the first floor landing.

**LOUNGE** A generous size reception rooms with coving

to the ceiling and laminate flooring. The focal point of the room is the feature fire surround which houses the gas fire. With front facing window and rear facing French style doors to the garden.

**INNER LOBBY** With store cupboard and cupboard housing the warm air heating boiler.

**DINING KITCHEN** With a range of fitted wall and base units in high gloss white and downlights to the ceiling. Base units are set beneath contrasting worktops which include a single bowl sink, plumbing for washing machine, space for cooker, tiled splash backs, front facing window, rear facing window and rear facing entrance door.

**LANDING** With store cupboard and access to the loft.

**BEDROOM ONE** A double size room with front facing window.

**BEDROOM TWO** A double size room with fitted



wardrobe and front facing window.

**BEDROOM THREE** A good size single room with rear facing window.

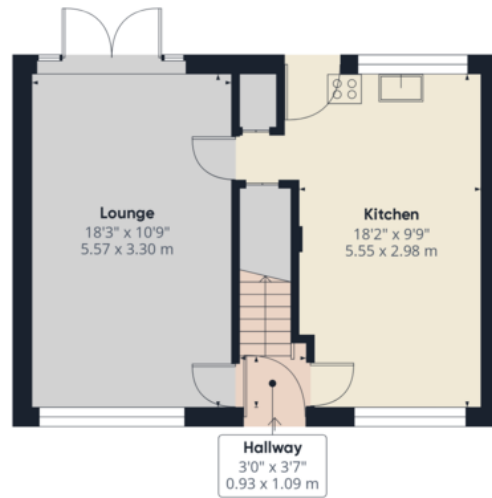
**SHOWER ROOM** Having a three piece suite which comprises of a vanity wash hand basin, low flush wc., shower cubicle, tiled walls and two rear facing windows.

**OUTSIDE** To the front of the property is a lawn garden. There are double gates open onto the block paved drive with gated access to the rear. Rear garden is enclosed with patio and lawn areas, shed and greenhouse.

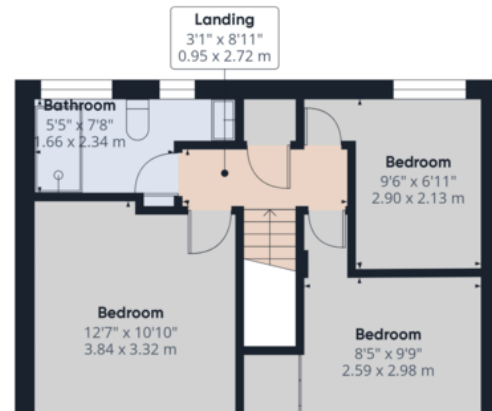


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Ground Floor



**Approximate total area<sup>(1)</sup>**  
841.08 ft<sup>2</sup>  
78.14 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that

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