

FOR SALE



West Hill, Kimberworth
Asking Price Of £190,000


MARTIN&CO



West Hill, Kimberworth

3 Bedrooms, 1 Bathroom

Asking Price Of £190,000

- Semi detached
- Three bedrooms
- Drive and garage
- Dining kitchen
- Popular location

Set in a well-established and convenient part of Kimberworth, West Hill is a traditional bay-windowed semi that offers well-balanced living space and a practical layout, making it a strong option for a wide range of buyers. With three bedrooms, a good-sized rear garden, and off-road parking with a garage, it ticks all the boxes for those looking for something they can live in straight away, while still having the potential to add personal touches over time.

The house stands slightly elevated from the road, with off-street parking to the front and a driveway running along the side, leading to a single garage. Internally, the property begins with a hallway that provides access to the main living areas. The bay-windowed lounge sits to the front and offers a comfortable space for everyday living. It benefits from good natural light thanks to the bay, while the layout allows for both lounge and media furniture without it feeling tight. To the rear is a dining kitchen fitted with a range of beech-effect wall and base units, a built-in oven and hob, and space for further appliances. There's room for a dining table, making it practical for family life or for entertaining, and the kitchen enjoys views out over the rear garden.

Upstairs, there are three bedrooms-two doubles and a single-making this property well-suited to a young family or those needing extra space for a home office



or guest room. The main bedroom includes fitted wardrobes, providing convenient storage while keeping the room open and uncluttered. The bathroom is fitted with a modern white three-piece suite, keeping things neutral and ready to move straight into.

The rear garden is well-proportioned and includes a lawn bordered by established shrubs, along with a decorative pond. It's a nice space to spend time outdoors, with the option to landscape further or keep as is. The garage to the rear provides extra storage and secure parking, or it could be repurposed as a workshop or hobby space.

The location adds to the overall appeal, with open views to the rear. West Hill sits in a part of Kimberworth that's popular with families and commuters alike, with a strong range of amenities nearby. Local shops, takeaways, and essential services are available within walking distance, and larger retail options can be found in nearby Rotherham town centre, which is under two miles away. There's also easy access to Parkgate Shopping Park, home to big-name stores like Morrisons, Next, and Boots.

For families, the property is well positioned for schools, with Meadow View Primary and Winterhill School both within easy reach. Transport connections are another strong point. The M1 motorway is just a short drive away, giving straightforward access to Sheffield, Barnsley and Leeds, and Rotherham Central Station provides regular rail services further afield. Public bus routes run nearby, making local and regional travel simple.

Overall West Hill offers a good amount of internal space, a decent garden, off-street parking, and a garage-all in a location that continues to prove popular with buyers who need access to schools, shops and transport links. With no major works needed, it's ready to move into, and it provides a solid base with room to grow into or improve over time.

ENTRANCE HALL With a spindled staircase rising to the first floor landing, front facing entrance door with side window.



LOUNGE A good size lounge that has a feature bay window to the front.

DINING KITCHEN Having a range of fitted units in Beech effect. Base units are set beneath worktops which include a hob, eye level oven, single bowl sink, plumbing for washing machine, space for fridge freezer, side facing window, rear facing window and rear facing entrance door.

LANDING With spindled balustrade and side facing window.

BEDROOM ONE A double size room with built in wardrobes to one wall, rear facing window offering far reaching views.

BEDROOM TWO A double size room with front facing bay window.

BEDROOM THREE A single size room with front

facing window.

BATHROOM Having a white three piece suite which comprises of a vanity wash hand basin, low flush w.c, bath with shower over, downlights to the ceiling, side and rear facing windows.

OUTSIDE There is a drive to the side which leads to the single garage, hard standing to the front with a shrub border. To the rear is an enclosed garden mainly laid to lawn with borders and decorative pond.



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