

**FOR SALE**



**Bents Road, Kimberworth Park**  
**Guide Price £155,000**

  
**MARTIN & CO**



## Bents Road, Kimberworth Park

3 Bedrooms, 1 Bathroom

Guide Price £155,000

- Three bedrooms
- Off road parking
- No chain
- Well appointed
- Reservation fee applies

GUIDE PRICE £155,000 - £165,000. Located on Bents Road in the established area of Kimberworth Park, this spacious three bedroom mid townhouse is offered for sale with no chain involved and provides well planned accommodation. The property is positioned within easy reach of local amenities, schools, public transport links and road networks, making it well suited to a range of buyers including first time purchasers, families and those looking for convenient access into Rotherham, Sheffield and surrounding areas.

The property is approached via a front garden area alongside a driveway providing off road parking. A front entrance porch leads into the main hallway.. There is the lounge, a bright reception room benefiting from a dual aspect and French doors opening directly onto the garden.

The dining kitchen spans the width of the property and is fitted with a range of wall and base units providing good storage and worktop space. There is an integrated oven, hob and extractor along with space for further appliances and a dining table. The layout works well for both day to day use and entertaining, with enough room for family meals and gatherings. A downstairs WC adds further practicality to the ground floor accommodation.

To the first floor, the landing gives access to three



well proportioned bedrooms. The main bedroom is a good size double. The remaining bedrooms, a double and single offer flexibility for children, guests, home working or hobbies. The shower room is fitted with a white three piece suite comprising shower enclosure, wash basin and WC.

Outside, the rear garden is a particularly good size and fully enclosed, creating a private outdoor space with a patio seating area, lawn and established shrub borders. The garden provides plenty of room for outdoor dining, children's play equipment or general gardening and has the benefit of being relatively low maintenance.

Kimberworth Park remains a popular area due to its convenient location and range of nearby facilities.

There are local shops and supermarkets within easy reach including Aldi, Tesco Extra and Morrisons, while Parkgate Retail World offers a wider range of shopping, restaurants and leisure facilities. Rotherham town centre is also easily accessible.

For commuters, the property is well placed for access to the M1 motorway network via junctions 33 and 34,

making travel towards Sheffield, Leeds and Doncaster straightforward. Rotherham Central railway station provides rail connections to Sheffield, Leeds and beyond, while regular bus routes operate throughout the area.

Buying this home with extra peace of mind – Here's how it works in simple terms: Once your offer is accepted, you'll pay a one-off, non-refundable Reservation Fee of £1500 including VAT (on top of the agreed purchase price). It's all designed to reduce fall-throughs, speed things up, and give both you and the seller more certainty in what can sometimes feel like a stressful process.

In return, that fee includes some fantastic benefits to make your move easier and safer:

1. A legal pack ready to go (including the official copy of the register, title plan and key searches) – so you can make an informed decision without nasty surprises later
2. Professional AML checks taken care of



3. Access to a quality range of other important services such as Surveys, Conveyancing and Removals

For the full details, a look at the terms, or any questions, just pop an email to committedbuyer@gotogroup.co.uk or head over to gotogroup.co.uk.

**ENTRANCE PORCH** With a door to the entrance hall, front facing entrance door and two side facing windows.

**ENTRANCE HALL** With a staircase rising to the first floor landing, door to the lounge and door to the dining kitchen.

**LOUNGE** With picture rail and oak flooring. The focal point of the room is the feature fire surround housing

the gas fire. With front facing window and rear facing French doors the the garden.

**DINING KITCHEN** With under stairs storage and fitted with a range of wall and base units, wall units include extractor hood. Base units are set beneath worktops which include a single bowl sink, plumbing for washing machine, space for tumble dryer, space for fridge freezer, oven, hob and tiled splash backs. With a rear facing entrance door , front and rear facing windows.

**CLOAKROOM** With a white two piece suite which comprises of a low flush w.c, wash hand basin and rear facing window.

**LANDING** With downlights to the ceiling and airing cupboard housing the central heating boiler.

**BEDROOM ONE** A double size room with laminate flooring, lobby and front facing window.

**BEDROOM TWO** A double size room with laminate flooring, lobby and front facing window.

**BEDROOM THREE** A good size single room with laminate flooring, loft access with ladder and is part boarded, rear facing window.

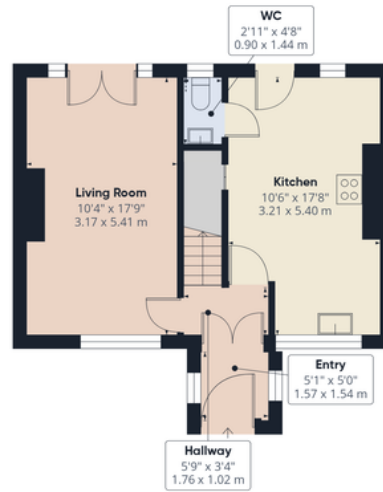
**SHOWER ROOM** With a white three piece suite which comprises of a low flush w,c, wash hand basin, double shower cubicle, tiled walls, downlights to the ceiling and two rear facing windows.

**OUTSIDE** To the front of the property is a garden area with off road parking. To the rear is a generous enclosed garden with patio, lawn, borders and further seating area.

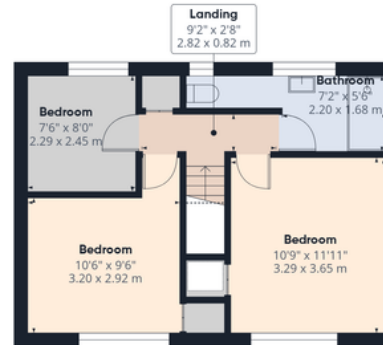


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>™</sup>  
832 ft<sup>2</sup>  
77.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS  
3C standard. Measurements are

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

