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ESTATE AGENTS

Marketing Preview















26 Kirkstead Road, Rotherham, S61 2DA

£200,000

Bedrooms 4, Bathrooms 3, Reception Rooms 1













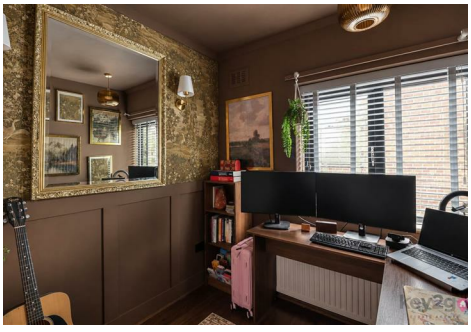
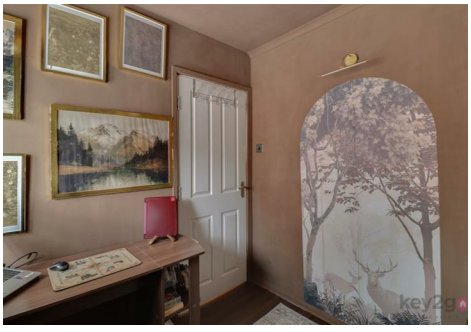





** GUIDE PRICE £200,000 - £210,000 ** This stunning four-bedroom semi-detached property is beautifully presented throughout and offers spacious, modern accommodation, making it an ideal purchase for first-time buyers, couples and families alike. The property boasts a stylish open-plan kitchen/diner with island, a downstairs WC and utility room, a modern family bathroom and a generous, well-presented rear garden. Externally, there is a large driveway providing off-road parking for multiple vehicles. Ideally situated with excellent road links, including easy access to the M1, and within close proximity to Meadowhall. A fantastic home that must be viewed!

SUMMARY

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The property is entered via a welcoming, spacious and bright hallway, featuring laminate flooring, a window, useful storage and stairs rising to the first floor. The lounge is beautifully presented with stylish décor, wood flooring and a bay window allowing plenty of natural light. The modern open-plan kitchen/diner offers ample wall and base units, stylish worktops, an integrated fridge/freezer, oven, electric hob, microwave and bin, along with a central island and space for dining. Double doors open out to the rear, while an open storage area and a further door provide access to additional storage and the downstairs WC. The storage area features a tiled floor, a UPVC door leading to the front and a further door to the rear. The downstairs WC is semi-tiled and fitted with a close-coupled WC, alongside a utility area with space for a washing machine and tumble dryer.

Stairs rise to the first-floor landing, which features decorative panelling, carpeted flooring, a window and a further staircase leading to the second floor. Bedroom one is a double bedroom with decorative panelling, laminate flooring and a window. Bedroom two is also a double bedroom, featuring laminate flooring and a window, while bedroom three is a single bedroom with decorative panelling, laminate flooring and a window. The modern family bathroom is finished in neutral décor and comprises a bath with overhead shower and glass screen, close-coupled WC and wash basin, with a window providing natural light.

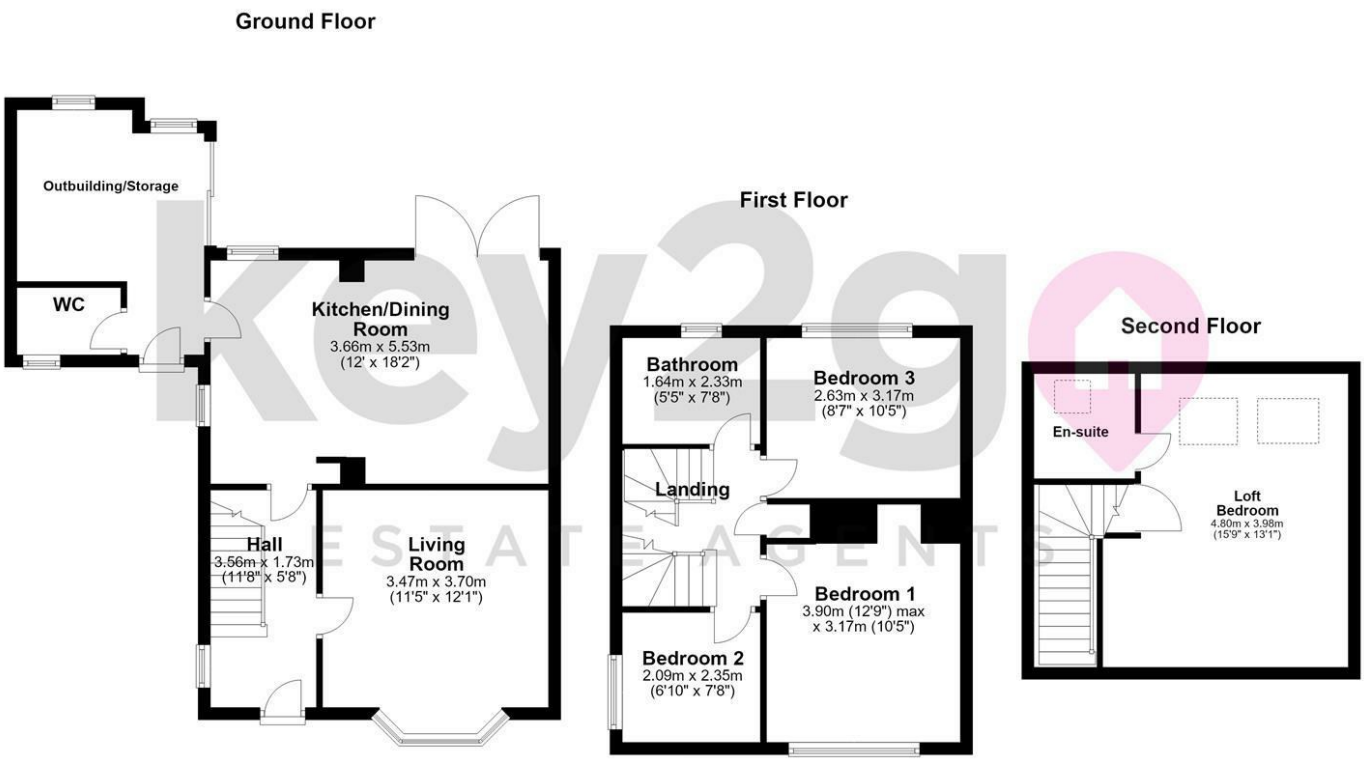
Bedroom four is a double bedroom featuring carpeted flooring, useful eaves storage and two Velux windows, along with access to an en-suite. The en-suite is fully tiled and comprises a walk-in shower, wash basin and close-coupled WC, with tiled flooring and a Velux window.

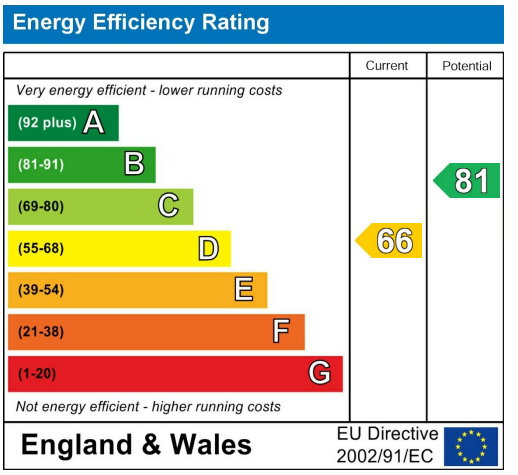
To the front, the property is well presented and benefits from a large driveway providing ample off-road parking, alongside a low-maintenance frontage. To the rear is a private, enclosed and well-presented garden, featuring an artificial lawn, patio area and steps leading up to a further patio seating area with pergola, creating a lovely space for outdoor entertaining. The pergola also benefits from an attached waterproof electrical socket, providing a convenient outdoor power supply. The garden is enclosed by fencing.

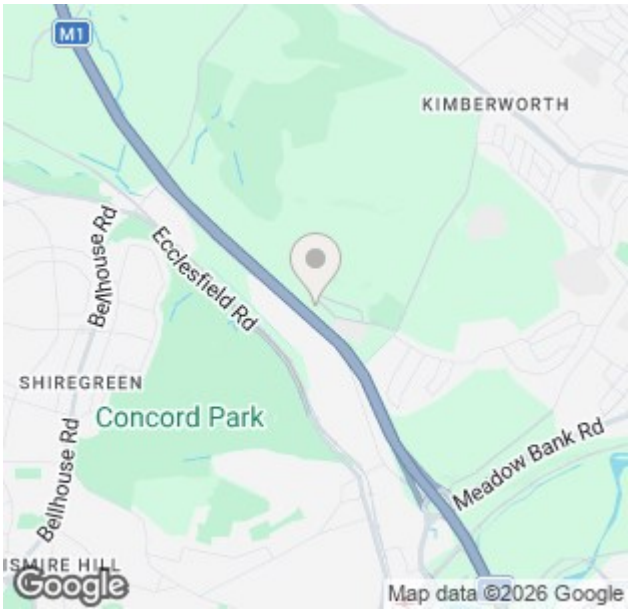
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - ROTHERHAM COUNCIL
- WORK HAS BEEN COMPLETED SINCE THE EPC WAS DONE

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN







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