

# FOR SALE



**Deepdale Road, Kimberworth**  
**Guide Price £160,000**

**MARTIN&CO**

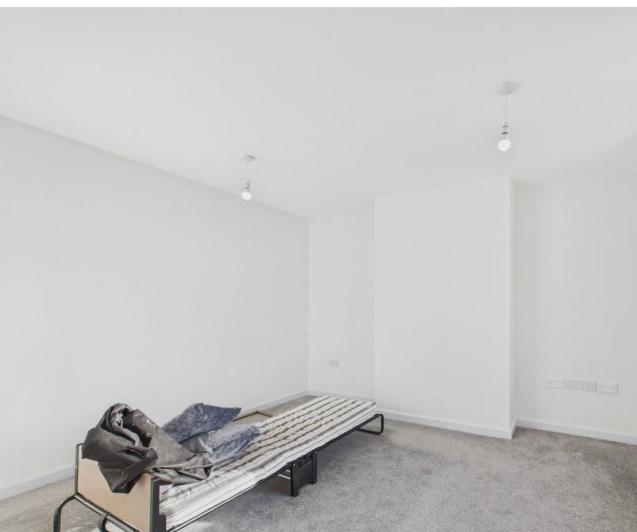
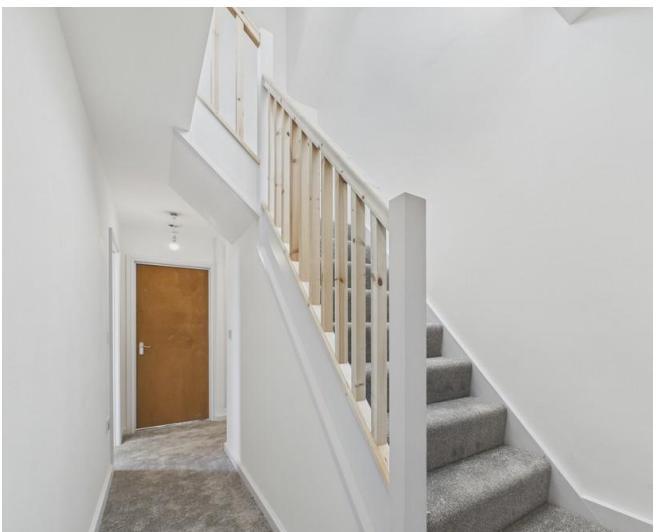
**Deepdale Road, Kimberworth**  
**4 Bedrooms, 2 Bathroom**  
**Guide Price £160,000**



- Mid terrace
- Three bedrooms
- Loft room with en suite (awaiting completion certificate)
- Two reception rooms

GUIDE PRICE £160,000 - £170,000. Located on Deepdale Road in the heart of Kimberworth, this is a deceptively spacious mid-terrace home that offers more than initially meets the eye. This bay-fronted property has been upgraded by the current owner and is presented as a move-in ready option for those looking for a practical, well-connected home with flexible living space. Offered with no onward chain, the property will appeal to a wide range of buyers, including growing families, first-time movers, or even landlords looking for a solid rental opportunity. Set across three floors, the property includes three bedrooms and a loft room complete with en suite shower room. The loft room and en suite are currently awaiting a completion certificate, which would officially make this a four-bedroom home once approved. With its generous room sizes, private rear garden, and tasteful upgrades throughout, there's a lot of value on offer here.

The house opens with a traditional entrance hall with stairs leading to the first floor. The lounge sits to the front of the house and features a bay window and a central fireplace, creating a focal point in what is a bright and comfortable space. Double doors connect through to the dining room, allowing the rooms to be used either separately or opened up to create a larger open-plan feel. The dining room also features a



fireplace and has French doors leading directly to the rear garden, adding light and offering easy access for outdoor dining or entertaining.

The kitchen is positioned just off the dining room and is fitted with oak-effect wall and base units, along with integrated appliances. The layout is compact but well thought out, offering plenty of storage and prep space while keeping everything within easy reach. The flow between the lounge, dining room, and kitchen makes the ground floor ideal for everyday family life as well as occasional gatherings.

Upstairs on the first floor are three well-proportioned bedrooms, each offering good natural light and space for furnishings. The family bathroom is also on this level and includes a modern white three-piece suite, with a clean and neutral finish that keeps things low maintenance.

A second staircase with spindled balustrade leads up to the loft room on the top floor and includes its own en suite shower room with a white three-piece suite. Once the final certification is in place, this will officially become part of the habitable living space, offering

great flexibility for larger households or anyone in need of a guest room or dedicated workspace away from the main floors.

The rear garden is enclosed and includes both patio and pebbled areas, creating a low-maintenance outdoor space. There's enough room for seating, plants, and other features, and the French doors from the dining room make it easy to use this space regularly throughout the year.

Deepdale Road sits within a popular and established part of Kimberworth, with local shops, schools, and bus routes all within easy reach. A Tesco Express and a larger Aldi supermarket are both nearby for daily essentials and food shopping. Schools in the area include Meadow View Primary and Winterhill School, both within a short distance.

For commuters, the property is ideally located. The M1 motorway is around 5 minutes away by car, giving access to Sheffield, Barnsley, and Leeds. Rotherham town centre is also within easy reach, offering further shopping options, restaurants, and train links via Rotherham Central station.



Altogether, this is a property that offers a combination of space, flexibility, and location. With three floors of living space, a potential fourth bedroom, a ready-to-use garden, and no chain involved, it provides a straightforward and attractive proposition for a wide range of buyers.

**ENTRANCE HALL** With a staircase rising to the first floor landing, door to the lounge and front facing entrance door.

**LOUNGE** With downlights to the ceiling and tiled floor. The focal point of the room is the feature fire surround, front facing bay window and double doors through to the dining room.

**DINING ROOM** Having downlights to the ceiling and tiled floor. The focal point of the room is the feature fire surround and rear facing French doors to the rear garden.

**KITCHEN** Having a range of fitted wall and base units in oak, wall units include extractor hood and there are down lights to the ceiling. Base units are set beneath worktops which include eye level oven, hob, integrated fridge freezer, plumbing for washing machine, tiled splash backs, tiled floor and rear facing window.

**LANDING** With a spindled staircase rising to the second floor landing.

**BEDROOM ONE** Having a rear facing window.

**BEDROOM TWO** Having a front facing window.

**BEDROOM THREE** Having a rear facing window.

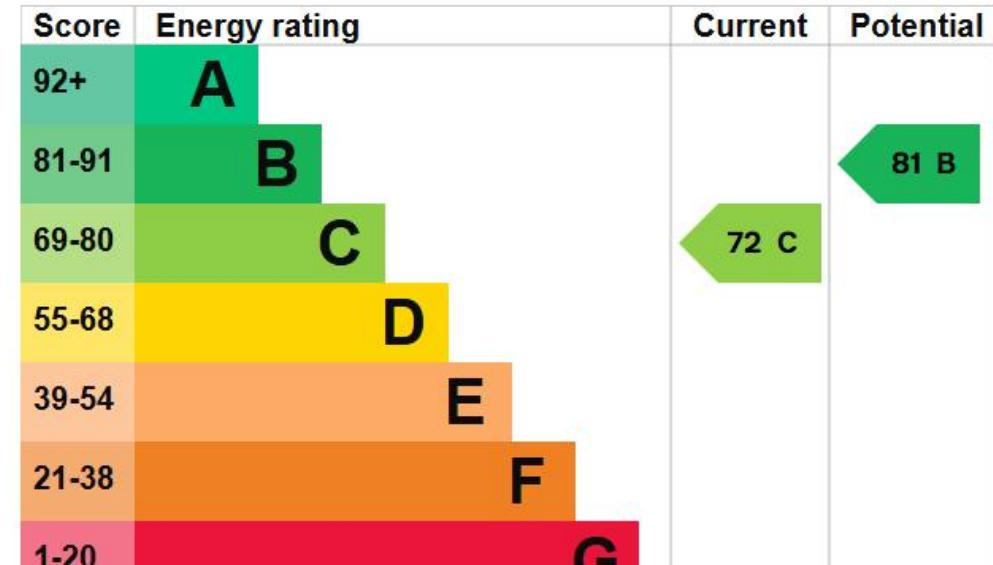
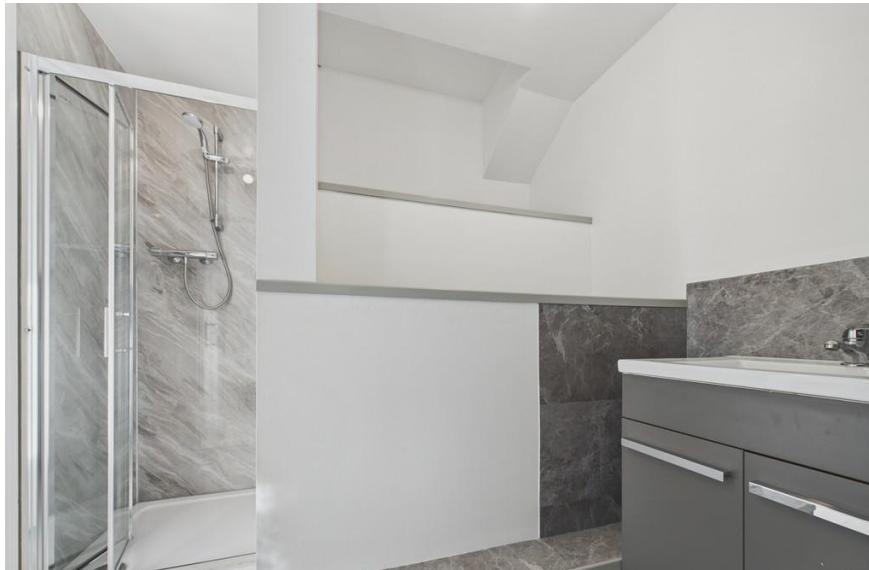
**BATHROOM** Having a white three piece suite which comprises of bath with shower over, vanity wash hand basin low flush w.c, downlights to the ceiling, tiled floor, tiled walls and front facing window.

**SECOND FLOOR LANDING** With rear facing window.

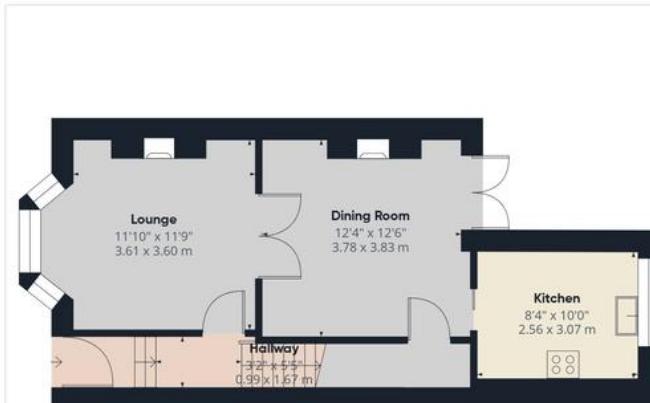
**LOFT ROOM** Having eaves storage and rear facing window.

**EN SUITE** Having a white three piece suite which comprises of a vanity wash hand basin, low flush w.c, shower cubicle.

**OUTSIDE** To the rear of the property is an enclosed garden with patio areas and raised borders.







**Approximate total area<sup>(1)</sup>**

1134 ft<sup>2</sup>  
105.3 m<sup>2</sup>

**Reduced headroom**  
60 ft<sup>2</sup>  
5.6 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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