

Asking Price: £135,000



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Grange Lane, Maltby, Rotherham, S66

MUST VIEW, LARGE EXTENDED HOME, CORNER PLOT, DRIVE AND GARAGE, VACANT POSSESSION!

Offered with vacant possession and suiting first timers, investors or families a large extended three bedroom home which occupies a level corner plot within this popular and convenient location. With the added benefit of drive and detached garage along with new boiler, upgraded wiring, central heating and double glazing this impressive home certainly warrants inspection.

Close to shopping amenities within the village and within easy reach of the M18/M1 motorway network. No upward chain!

Entrance Hall With double glazed side entrance door and stairs rising to the first floor.

Lounge 4.91 x 3.98. (Measurements taken front the bay to the chimney breast)

With front bay window and fire surround with open flame gas fire.

Extended Dining Kitchen Extended to the rear and with a range of fitted units comprising wall, base and drawer units with roll edge work surfaces, one and a half bowl sink with mixer tap and tiling to the sink and work surface area. The kitchen area has tiled floor, rear aspect window, double glazed rear door and appliances of electric hob with extractor and electric oven. There is an understairs store area to the dining area.

Ground Floor Bathroom 2.20 x 1.66. With white suite comprising wc, wash basin and bath with mixer shower and screen. Extractor fan and tiling to the bath and basin area.

First Floor Landing With over stairs storage and access to the loft space.

Bedroom One 4.92 x 3.32. (Maximum measurements)

With front and side aspects, built in wardrobes and former cylinder cupboard.

Bedroom Two 4.38 x 2.40. (Maximum measurements)

With front aspect and shelved storage cupboard.

Bedroom Three 2.37 x 2.46. With rear aspect.

Outside The property occupies a large corner plot with lawns to front, side and rear. There is an integral store area at the rear which has plumbing for washer and houses the gas boiler. A rear access from Highfield Park leads to a driveway which provides access to the garage.

Detached Garage 5.87 x 2.91. With up and over entry door, light, power, fitted storage cupboards and access door to the side.

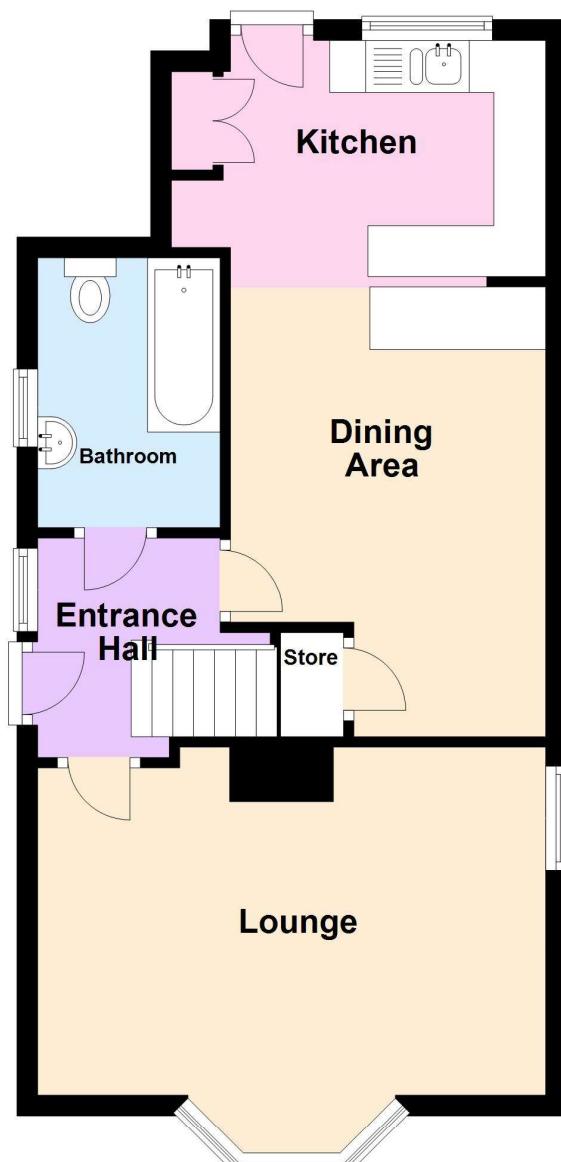


- Extended three bedroom home
- Corner plot with drive and detached garage
- Dining kitchen
- Bay windowed lounge
- Entrance hall and ground floor bathroom
- Close to amenities and motorway network
- No upward chain
- Central heating and double glazing

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



Total area: approx. 86.3 sq. metres (928.8 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.