

Asking Price: £95,000
To be advised

Hardie Close, Maltby, Rotherham,
South Yorkshire, S66



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FIRST TIME BUYERS FAMILIES AND INVESTORS TAKE NOTE! SPACIOUS THREE BEDROOM END TOWN HOUSE! CONVENIENT LOCATION, TWO RECEPTION ROOMS, OFF ROAD PARKING!

A spacious three bedroom end town house that would suit first timers, investor or growing families alike. The accommodation briefly comprises an entrance hallway, lounge dining room and a fitted kitchen. To the first floor is a landing, three bedrooms and a bathroom. Outside, there is an enclosed front garden with off road parking by way of a driveway to the rear. The property is conveniently located to access a range of amenities in Maltby and is within a short drive of the M18/M1 motorway network. Call Lincoln Ralph today to arrange your viewing!

Entrance Hall Front facing UPVC double glazed entrance door and a radiator. Stairs rise to the first floor landing and doors open to the lounge and kitchen.

Lounge 3.95 x 3.48. Front facing UPVC double glazed window and a radiator. The room opens to the dining room.

Dining Room 2.87 x 2.45. Rear facing UPVC double glazed window and a radiator.

Kitchen 2.94 x 2.89. Fitted with a range of wall mounted and base level units with work surfaces incorporating a sink unit with mixer tap. There is an integrated four ring ceramic hob and electric oven, plumbing for a washing machine along with space for a fridge freezer. Having tiling to splashback height, rear facing UPVC double glazed window, rear facing UPVC double glazed entrance door and a radiator.

Landing Having loft access. Doors open to the bedrooms and bathroom.

Bedroom 1 3.47 x 3.15. Front facing UPVC double glazed window and a radiator. A cupboard houses the central heating boiler.

Bedroom 2 3.40 x 2.96. (The latter measurement is the maximum measurement) Rear facing UPVC double glazed window and a radiator.

Bedroom 3 2.67 x 2.42. (The first measurement is the maximum measurement and reduces to 1.65) Front facing UPVC double glazed window, radiator and a cupboard.

Bathroom 2.42 x 1.43. Fitted with a white suite comprising a bath, low flush WC and a wash hand basin. Having tiling to the walls, rear facing UPVC double glazed window and a radiator.

Outside To the front is an enclosed, uncultivated garden. To the rear there is gated access to a driveway. The garden is primarily pebbled.



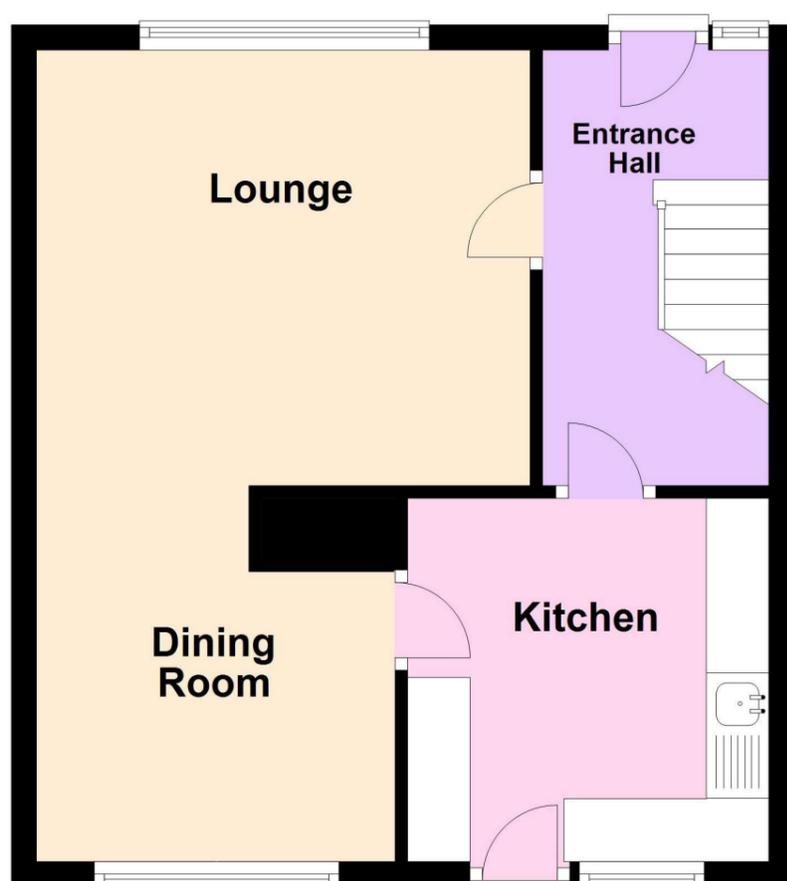
- Three bedroom end town house
- Two reception rooms
- Driveway
- Convenient location
- Well placed for M18/M1 motorway network
- May suite first timers, families or investors
- Viewing is recommended!

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.

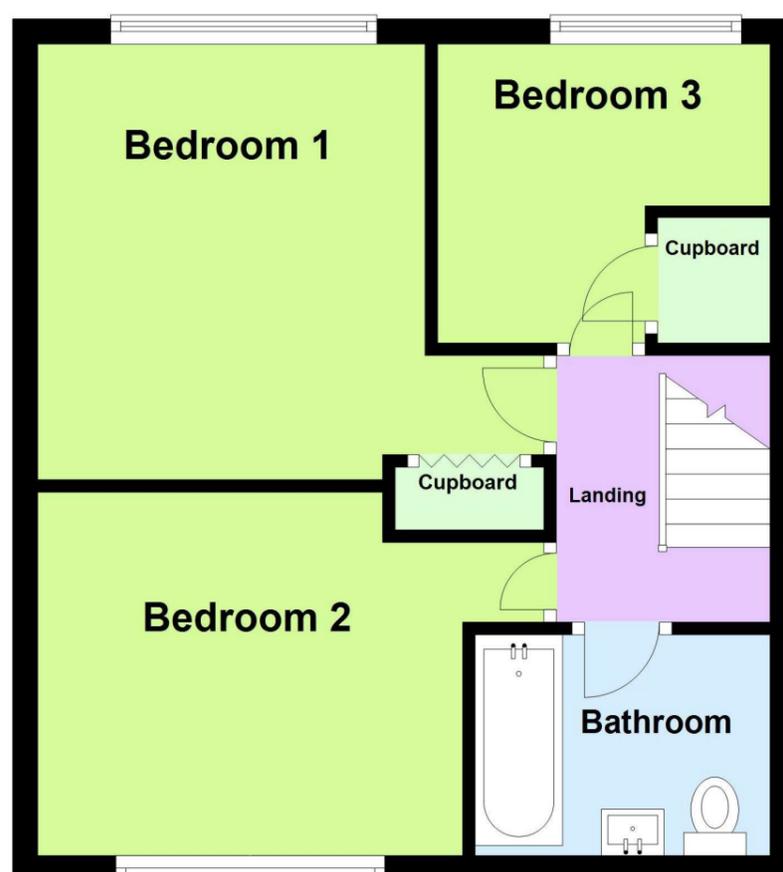
Ground Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.0 sq. feet)



Total area: approx. 76.2 sq. metres (820.7 sq. feet)

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