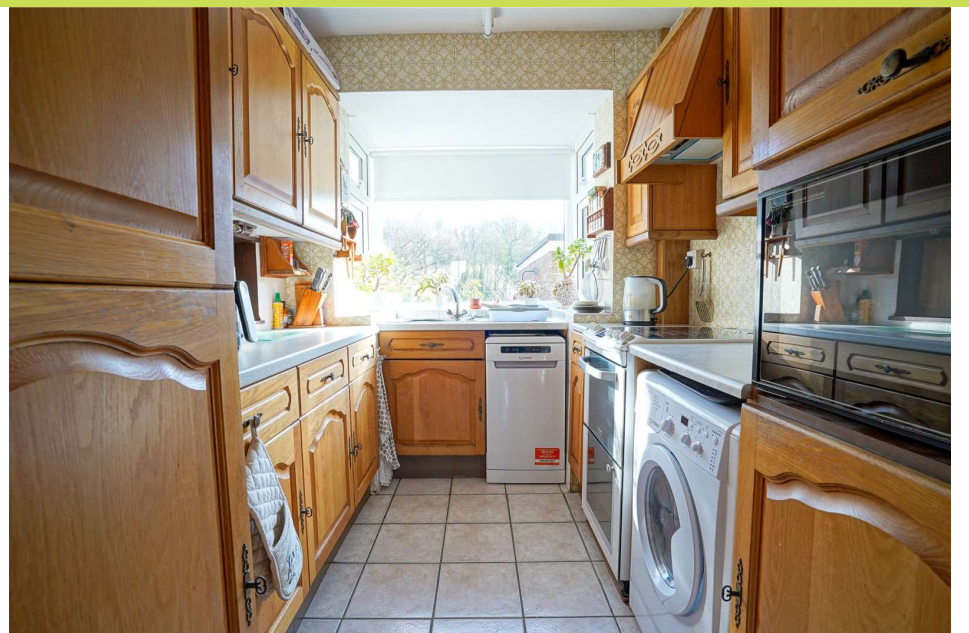


Freehold

Asking Price: £250,000

Rotherham Road, Maltby, Rotherham,
South Yorkshire, S66



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FOUR BEDROOM DETACHED! CONVENIENT LOCATION! THROUGH GARAGE/CARPORT, PLEASANT GARDENS, CLOSE TO AMENITIES, PERFECT FOR THE COMMUTER, VIEWING IS RECOMMENDED!

A spacious, four bedroom detached family home in this ever popular and convenient location. The residence is perfectly placed to access a range of amenities in Maltby and would be perfect for the commuter with the M18/M1 being just a short drive away. The accommodation briefly comprises an entrance hallway, lounge, dining room, conservatory and a kitchen. To the first floor are four bedrooms and a family bathroom with the guest bedroom having the benefit of an en-suite shower room. Outside, off road parking is provided by a driveway and through garage/carport with an additional single garage located to the rear. The property enjoys a well tended, mature lawned garden. Viewing is recommended!

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

Lounge 4.04 x 3.56. Front facing UPVC double glazed window and a radiator. An archway opens to the dining room.

Dining Room 3.34 x 3.33. Having two radiators and double glazed sliding doors open to the conservatory.

Conservatory 3.05 x 2.84. Side and rear facing UPVC double glazed windows. Side facing UPVC double glazed entrance door.

Kitchen 4.06 x 2.20. Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl sunk unit with mixer tap. There is space for a cooker with extractor hood over, plumbing for a washing machine and dishwasher along with an integrated fridge freezer. Having tiling to splashback height and to the floor, rear facing UPVC double glazed window, under stairs storage cupboard and a side facing double glazed entrance door opens to the carport/garage.

First Floor Landing Having loft access (boarded) and doors open to the bedrooms and bathroom.

Bedroom One 4.02 x 3.32. Front facing UPVC double glazed window, fitted wardrobes and a radiator.

Bedroom 2 4.78 x 2.49. (The latter measurement increases to 2.98) Two front facing UPVC double glazed windows and three radiator. A door opens to the en-suite shower room.

En Suite Shower Room 2.27 x 1.43. Fitted with a white suite comprising a shower enclosure with body jet shower, vanity wash hand basin, low flush WC and a heated chrome towel rail.

Bedroom Three 3.33 x 3.05. Rear facing UPVC double glazed window and a radiator.

Bedroom Four 2.76 x 2.28. Rear facing UPVC double glazed window and a radiator.

Bathroom 2.42 x 1.75. Fitted with a white suite comprising a spa bath, low flush WC and a wash hand basin. Having tiling to splashback height, laminate flooring, rear facing UPVC double glazed window and a radiator.

Outside At the front off road parking is provided by a driveway and gravelled standing area that opens to a garage/carport. To the rear is a pleasant, well appointed garden that has a patio with steps descending to a well tended lawned garden with ornamental pond, flagged patio and pergola, summer house and garden shed. In addition there are a number of external power points.

Garage/Car Port 7.85 x 2.32. Automated roller shutter doors to the front and rear, power and lighting.

Garage Located to the rear and having an up an over door, power and lighting.

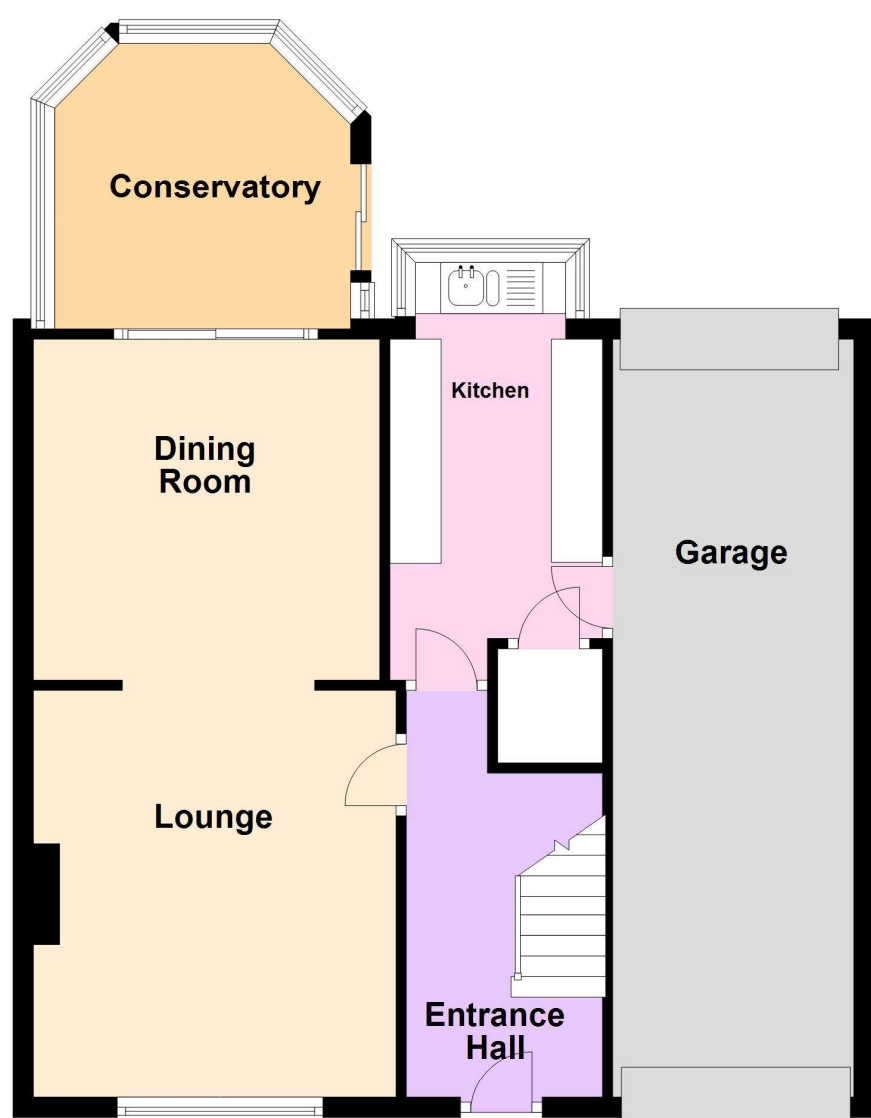


- Four bedroom detached
- Boasting two reception rooms
- Conservatory
- Through garage/carport
- Pleasant gardens
- Convenient location
- Additional single garage
- Viewing is recommended!

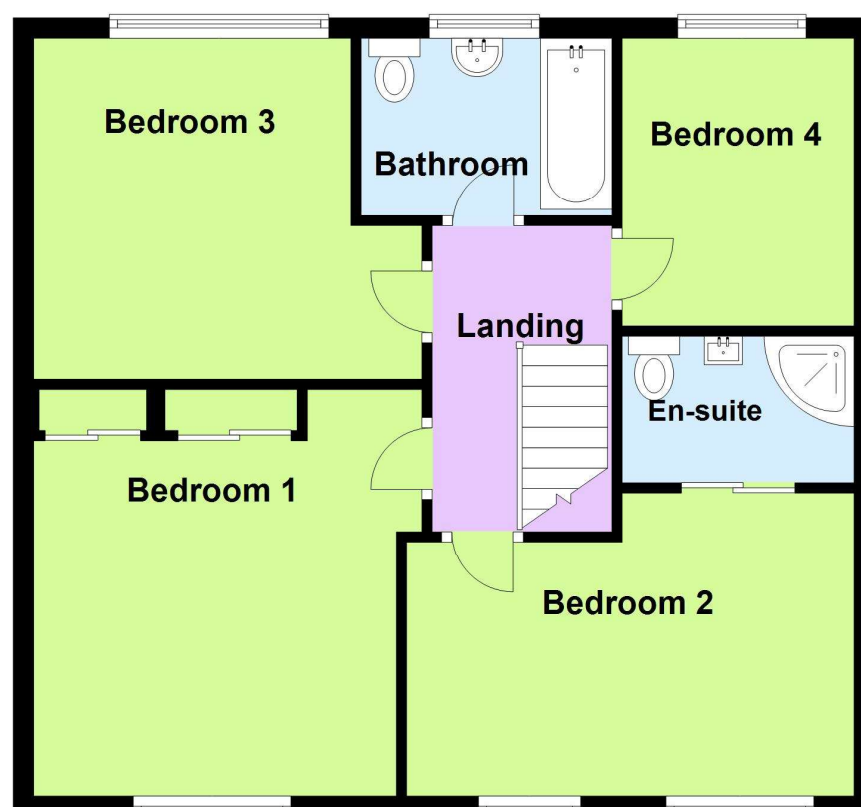
Disclaimer

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



First Floor



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