

Freehold

Asking Price: £238,000

Newland Avenue, Maltby, Rotherham,
South Yorkshire, S66



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ABSOLUTELY OUTSTANDING MODERN FAMILY HOME! EXQUISITELY PRESENTED THROUGHOUT, THREE BEDROOMS AND TWO BATHROOMS, CORNER PLOT GARDENS, OPEN PLAN GROUND FLOOR LIVING, AN ABSOLUTE MUST VIEW!

With exceptional modern standards throughout a three bedroom, two bathroom detached family home occupying a corner plot within this ultra convenient location. Including gas central heating and double glazing to windows, composite external doors and open plan living to the ground floor this fabulous home offers accommodation of generous size also suitable to first time buyers. Lounge, dining kitchen, utility area and cloakroom/wc to the ground floor with three first floor bedrooms including master en suite and separate family bathroom. With drive and large garage, easy access to local shopping amenities and within short drive of the M18/M1 making this an ideally placed home which genuinely warrants inspection.

Lounge 4.42 x 4.34. With composite front entrance door, front window, understairs storage and stairs rising to the first floor.

Dining Kitchen 3.79 x 3.39. Open plan to the lounge and with an extensive range of gloss finish units with underlighting, roll edge worktops, sink with mixer tap and tiling to the sink and worktop area. Composite rear door, rear window, laminate floor and downlights to ceiling.

Utility Room A utility lobby between the kitchen and the garage. This room has, rear window, laminate floor, plumbing for washer and access door to the garage.

First Floor Landing

Master Bedroom 4.95 x 3.26. (Maximum measurements) With front window.

En Suite Shower Room 2.85 x 1.19. With white suite comprising wc, wash basin and shower enclosure with electric shower. Vinyl floor, rear window, mirrored bathroom cabinet and shaver point. Extractor fan, downlights to ceiling and tiling to the shower area and wash basin

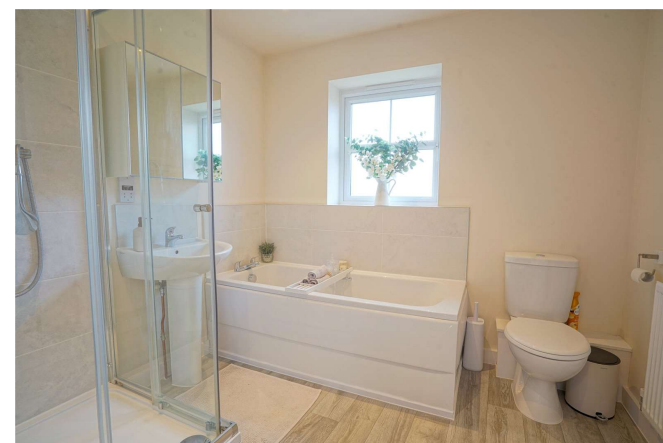
Bedroom Two 4.44 x 4.35. (Maximum measurements) With front window.

Bedroom Three 3.83 x 2.10. With rear window.

Bathroom 2.56 x 2.25. A lovely large bathroom with suite comprising wc, wash basin with mirrored bathroom cabinet over, bath and shower enclosure with thermostatic shower. Rear window, vinyl floor, shaver point, extractor fan and downlights to ceiling. There is a very useful airing cupboard with radiator and tiling to the bath, basin and shower areas.

Outside The property occupies a corner plot with gardens to front, side and rear. To the rear are lawned gardens with stone paved patio area, outside lighting, power and tap. To the front and side are further lawns with laurel hedges paved front path and gated paved path providing front to rear access. The front driveway provides off road parking and access to the garage.

Garage 6.56 x 3.02. A larger than usual single garage with up and over entry door, light, power, rear window, combination gas boiler and access door back to the house.

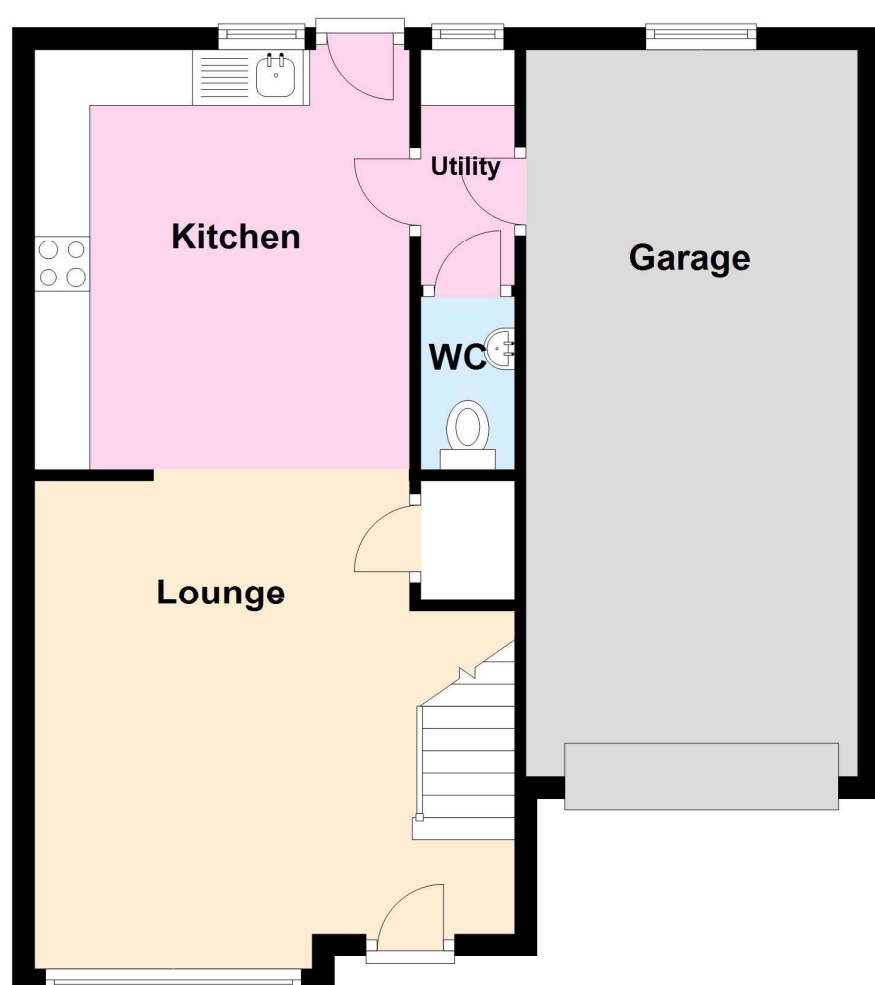


- Immaculate detached family home
- Three bedrooms and two bathrooms
- Open plan ground floor living
- Fabulous kitchen/diner with utility area
- Corner plot gardens
- Drive and garage

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

