

Churchills



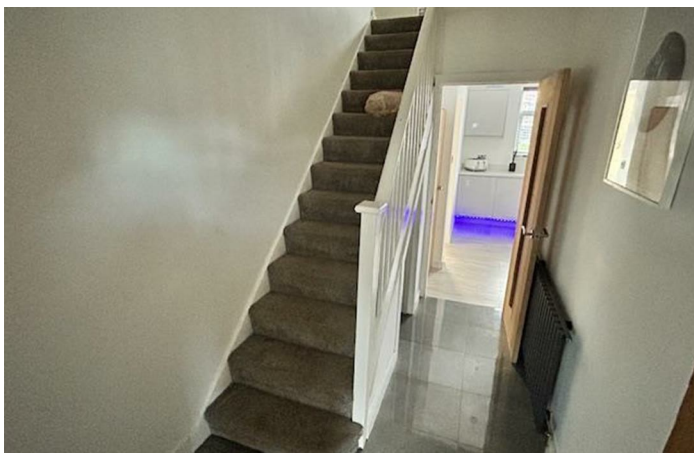
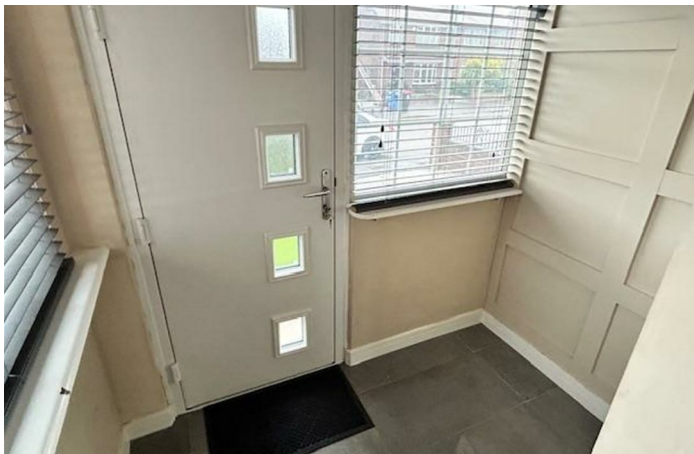
Norwood Avenue

Maltby, Rotherham S66 8JJ

- THREE BEDROOM
- MODERN THROUGHOUT
- INTEGRATED GARAGE
- FRONT AND REAR GARDENS
- SEMI DETACHED HOUSE
- UTILITY ROOM
- COMBINATION BOILER
- EPC RATING D

Offers In The Region Of £225,000 Freehold





Situated on Norwood Avenue in Maltby, Rotherham, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property is modern throughout and boasts a well-proportioned reception room, perfect for entertaining guests or enjoying cosy evenings with loved ones.

The semi-detached nature of the house offers a sense of privacy while still being part of a friendly community. The surrounding area is known for its welcoming atmosphere and local amenities, ensuring that all essential services are within easy reach.

This property is not just a house; it is a place where memories can be made and cherished. With its appealing features and prime location, it is a wonderful opportunity for anyone looking to settle in this vibrant part of Rotherham. Do not miss the chance to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE PORCH

7'1" * 4'6"

uPVC double glazed window to front elevation. Ceramic tiling to floor. Timber framed doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing with handrail, spindles and newel posts. Single panelled central heating radiator. Ceramic tiling to floor.

KITCHEN

15'9" * 10'7"

uPVC double glazed window to rear elevation. Range of modern wall and base units with quartz work surfaces and splash backs. Built in cooking facilities comprising two electric ovens, microwave oven and induction hob to island. Integrated appliances include fridge, freezer, dishwasher and two wine coolers. Island unit with quartz worktop and induction hob. Laminate wood effect flooring. Stainless steel Belfast style sink unit with mixer tap. LED downlights to ceiling. Vertical single panelled central heating radiator. Storage cupboard off. uPVC double glazed patio door to rear garden.

WC

Low flush WC. Laminate wood effect flooring.

UTILITY ROOM

10'9" * 12'5" reducing to 7'1"

uPVC double glazed doorway to rear garden. Range of modern base units with roll edged work surface. Space and plumbing for an automatic washing machine and dryer. Laminate wood effect flooring. Electric wall mounted heater. Storage/cloakroom with shelving. LED downlights to ceiling. Doorway to garage.

LOUNGE

14'7" * 10'7"

uPVC double glazed window to front elevation. Feature media wall with Venetian plaster and wiring for wall mounted TV and modern wall mounted recessed electric fireplace. Laminate wood effect flooring. Single panelled central heating radiator.

LANDING

Stairs from entrance hallway with handrail, spindles and newel posts. uPVC double glazed window to side elevation. Loft access point. Storage cupboard off.

BEDROOM ONE

11'9" * 10'6"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Storage cupboard off.

BEDROOM TWO

13'9" * 10'8"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Single panelled central heating radiator. Storage cupboard off with wall mounted combination boiler.

BEDROOM THREE

8'11" * 7'7"

uPVC double glazed window to front elevation. Single panelled central heating radiator.

BATHROOM

6'9" * 5'4"

uPVC double glazed window to rear elevation. Suite in white comprising of bath, low flush WC and hand wash pedestal basin. Fully tiled to all walls and floor.



INTEGRATED GARAGE

15'7" * 9'2"

Up and over door. Light and power supplied. Pedestrian access door to utility room.

OUTSIDE AND GARDENS

To the front is a good size garden, mostly grass with driveway leading to integrated garage. To the rear is a large size fenced garden, mostly grass with Indian stone paved patio area.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home

Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier.
Heating is gas and supplied by Mains Supplier.

MOBILE COVERAGE

Current mobile coverage for indoors LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre broadband available.





Local Authority Rotherham
Council Tax Band B
EPC Rating D

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.