30 Littlewood Way
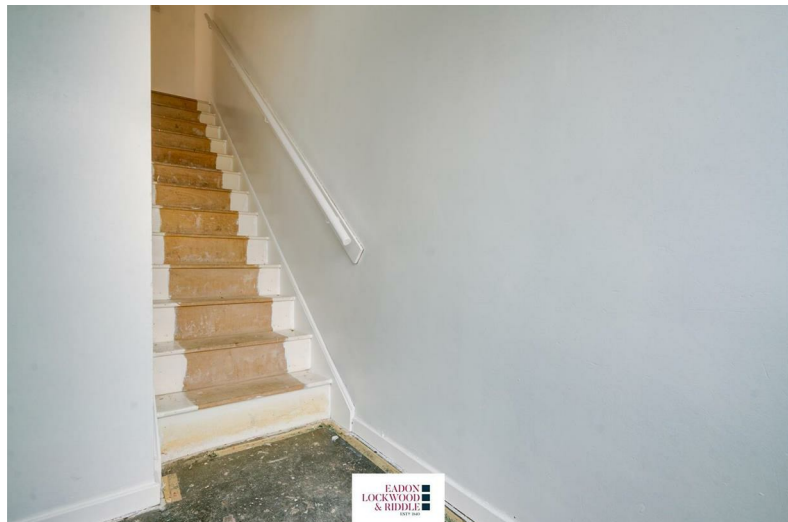
Maltby, Rotherham, S66 7BG

£80,000

2   1   1   D

Description

GUIDE PRICE £80,000 - £85,000

Welcome to this cosy first-floor flat, located in the popular residential area of Maltby. Perfect for investors or first-time buyers, this property is available with NO ONWARD CHAIN, ensuring a smooth and quick purchase process.
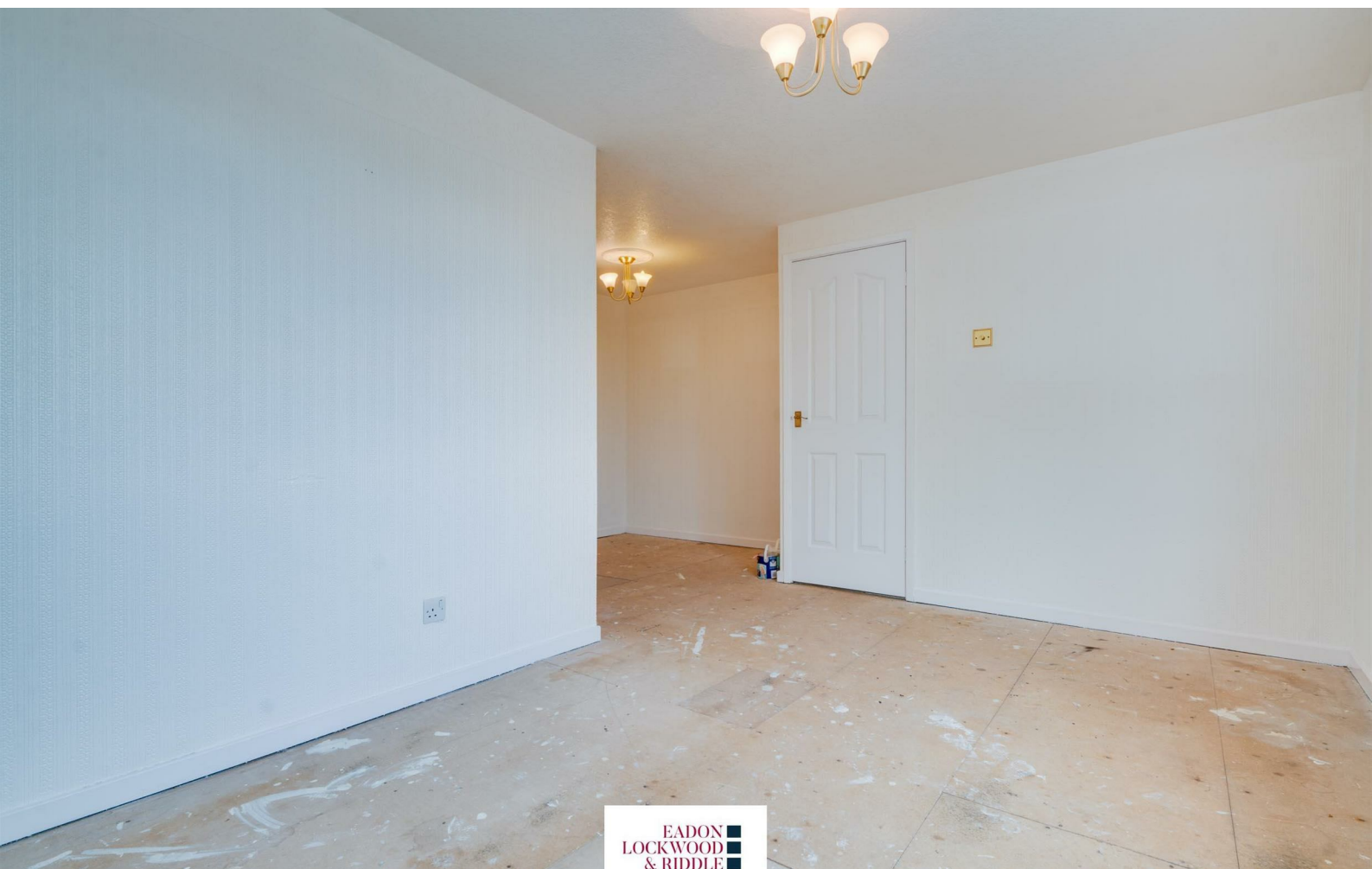
Benefitting from gas central heating and double glazing this property briefly comprises of a lounge diner, kitchen, two good sized bedrooms and a shower room. Additionally, this property also boasts a garage.

This flat is a fantastic opportunity for those looking to invest or find their first home. With some modernisation, you can truly make this space your own. Its location in Maltby provides easy access to local amenities, schools, and transport links, making it a convenient and desirable place to live.
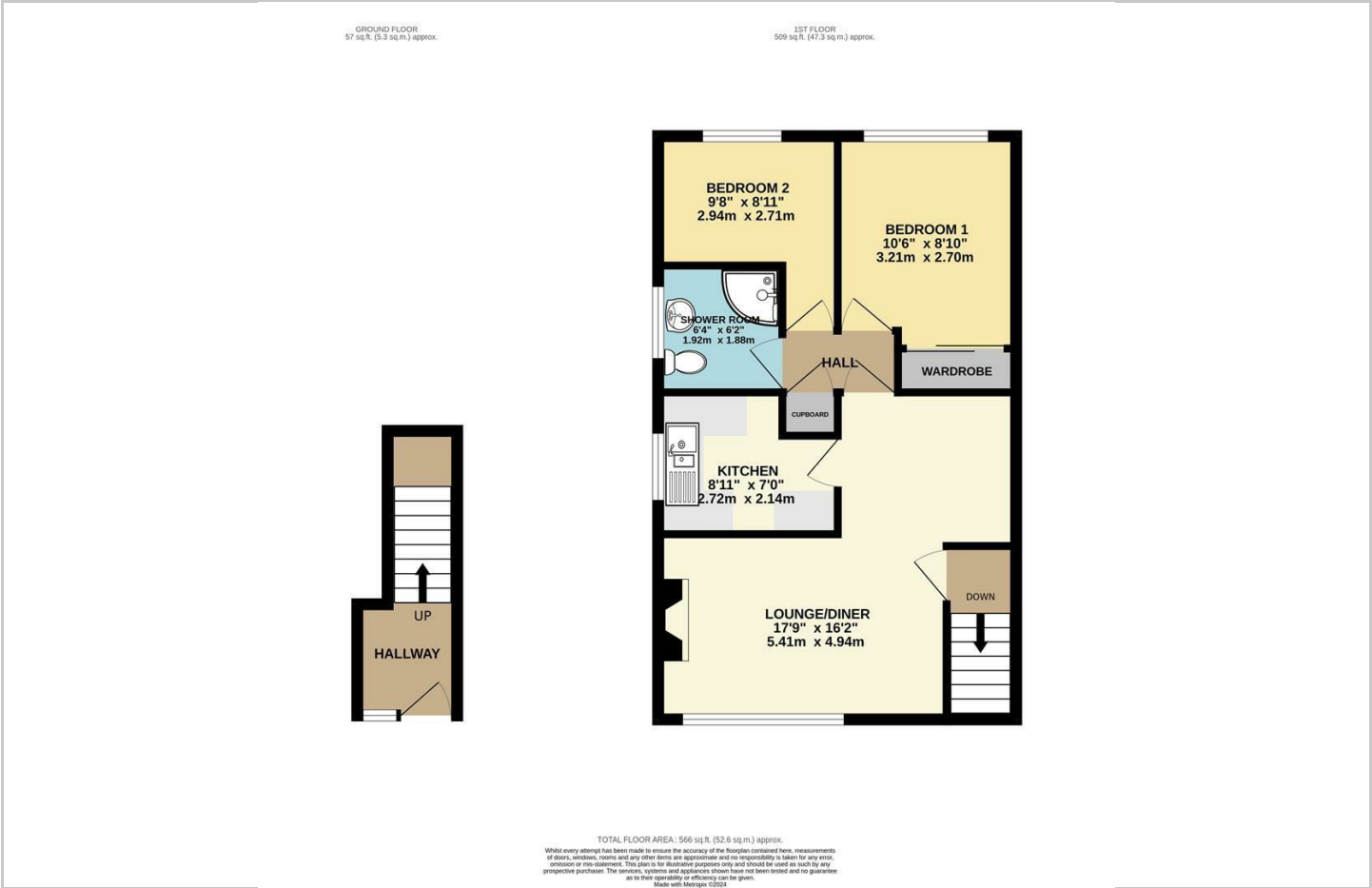
Don't miss out on this great opportunity. For more information and to arrange a viewing, contact us today.

- FIRST FLOOR FLAT
- NO ONWARD CHAIN
- PERFECT FOR INVESTOR OR FIRST TIME BUYER
- GREAT LOCATION

- LEASEHOLD / TAX BAND A

- TWO BEDROOMS
- LOUNGE DINER
- GARAGE

- GAS CENTRAL HEATING & DOUBLE GLAZING
- EARLY VIEWING IS A MUST

EADON LOCKWOOD & RIDDLE

Floor Plan

GROUND FLOOR
57 sq.ft. (5.3 sq.m.) approx.

1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.

BEDROOM 2
9'8" x 8'11"
2.94m x 2.71m

BEDROOM 1
10'6" x 8'10"
3.21m x 2.70m

SHOWER ROOM
6'4" x 6'2"
1.92m x 1.88m

HALL

WARDROBE

CUPBOARD

KITCHEN
8'11" x 7'0"
2.72m x 2.14m

UP

HALLWAY

LOUNGE/DINER
17'9" x 16'2"
5.41m x 4.94m

DOWN

TOTAL FLOOR AREA : 566 sq.ft. (52.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given.
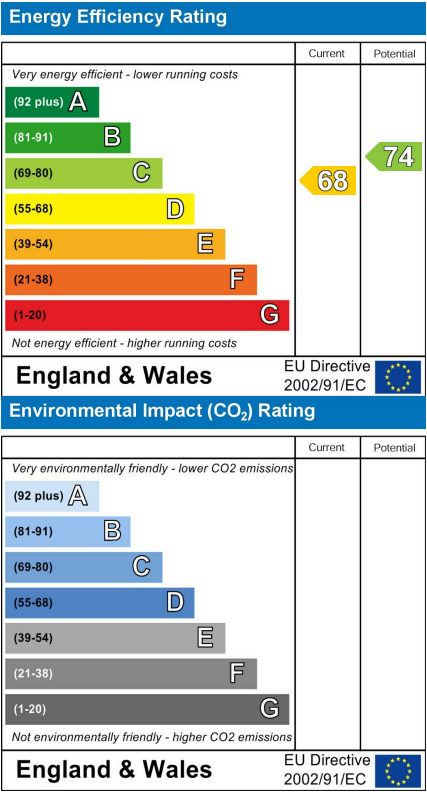Made with Metropix ©2024

Area Map

Map data ©2025

Viewing

Please contact our ELR Wickersley Office on 01709 917676 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	68	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC