



## Strauss Crescent

, Maltby, S66 7QJ

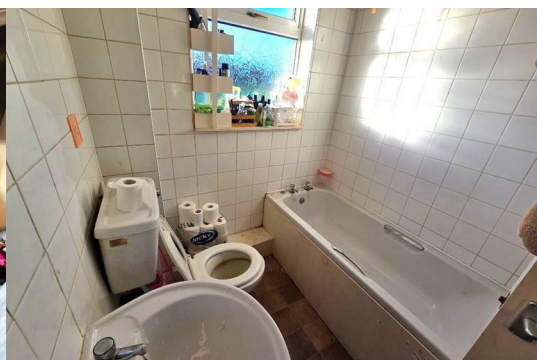
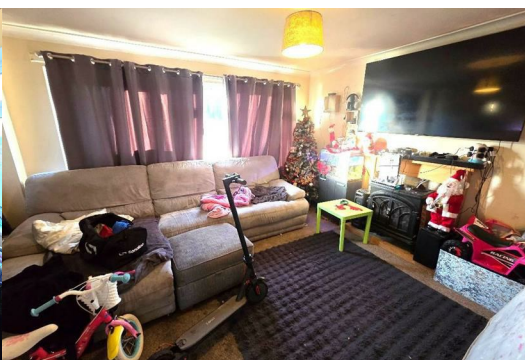
Offers in the region of £85,000



Potential Investment / Rental

This two bed end terraced out is currently a rental property and is an ideal location for the local schools just a short walk away.

The property briefly comprises of an open plan kitchen, lounge and two bedrooms and a bathroom.



Description

Rental / Investment Property

This two bed end terraced is currently rented and comprises of an open plan hallway / kitchen leading to the lounge to the ground floor. First floor there are two bedrooms and a bathroom. The location is fantastic for the local school.

Hallway

The property is entered through the front upvc door into the hallway with open plan stairs and open plan kitchen.

Kitchen 9'6" x 7'10" (2.90m x 2.39m)

The kitchen has wall and base units, stainless steel sink over looking the front, black speckled worktop, space for washer, cooker and free standing fridge / freezer.

Lounge 13'7" x 12'3" (4.15m x 3.74m)

The lounge is rear facing over looking the open field with a large upvc window and rear door, understairs cupboard housing the central heating boiler.

Bedroom One 10'11" x 10'9" (3.35m x 3.30m)

The master bedroom is a double room front facing with carpet, radiator and over stairs cupboard.

Bedroom Two 7'3" x 10'10" (2.23m x 3.32m)

A single bedroom rear facing with carpet, radiator and ceiling light.

Bathroom 7'4" x 5'10" (2.25m x 1.80m)

The bathroom has a white three piece bathroom suite; bath, wc and hand basin. fully tiled walls and vinyl flooring.

Outside

To the front and side there is lawn leading to the rear that is mainly laid to lawn over looking the field.

Disclaimer

- 1. 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 will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLARK ESTATES OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

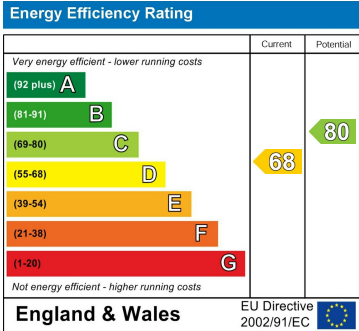
Area Map



Floor Plans



Energy Efficiency Graph



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