



Hais Road, Maltby Rotherham S66 8BH

welcome to

Haid's Road, Maltby Rotherham

Offers Over £280,000.....A spacious four bedroom detached property with attached ANNEX - must be viewed to appreciate the space and what is on offer if this is something that would meet your requirements. Could also be converted to suit a buyers needs. See floor plan to see what is on offer.



Porch

You enter through a front facing UPVC door with internal doors leading to the hall and reception room three. It has a ceramic tiled floor and a central heated radiator.

Hall

Having a ceramic tiled floor, central heated radiator, stairs to the first floor and doors to the kitchen, dining room and lounge.

Downstairs Wc

Off the hallway is a downstairs WC and vanity sink.

Lounge

10' 10" x 20' 2" (3.30m x 6.15m)

Rear facing lounge with sliding door onto rear garden, rear facing double glazed window, central heated radiator and carpet to the floor.

Dining Room

13' x 9' 5" (3.96m x 2.87m)

Window looking into hallway, radiator and ceramic tiles to the floor,

Reception Room 3

20' 2" x 9' 9" (6.15m x 2.97m)

An additional room to suit the buyers needs, with rear facing window, front facing window, two radiators and wooden flooring.

Kitchen

10' 3" x 11' 4" (3.12m x 3.45m)

Front facing kitchen with an array of wall and base units, sparkle effect worktop, gas hob, oven extractor fan, sink & half with drainer, partial tiling to the walls, vertical feature radiator, wooden flooring and external door to the garden.

Annex - Living Room

16' 7" x 12' 10" Max (5.05m x 3.91m Max)

Rear facing living room with french doors which open up to patio, towel radiator, small area with wall and base units, sink & drainer and worktop ideal for making drinks.

Annex - Downstairs Bedroom

11' 1" x 9' 9" (3.38m x 2.97m)

Front facing window and electric heater.

Annex - En-Suite

Tile flooring, partial PVC cladding to the walls, shower cubical with electric shower, vanity sink, radiator, wc and side window.

Occasional Room

19' 11" x 5' 11" (6.07m x 1.80m)

Occasional room which can be used to suit the buyers need, perfect for extra seating looking onto the garden, With french doors opening to garden, an electric heater and vinyl flooring.

Garage Conversion

20' 1" x 9' 6" (6.12m x 2.90m)

A converted garage which was once used as a photography studio but has since been converted to a gym. Has an electric radiator, access to the loft and has front and rear facing window.

Landing

Providing access to all bedrooms upstairs, double storage cupboard, radiator, loft access and side window.

Bedroom One

13' 11" x 13' (4.24m x 3.96m)

Rear facing window, radiator, three storage cupboards and laminate flooring.

Bedroom Two

11' 3" x 8' 9" (3.43m x 2.67m)

Front facing window, built in wardrobes and drawers, carpet and radiator.

Bedroom Three

11' x 10' 11" (3.35m x 3.33m)

Front facing bedroom, storage cupboard, radiator and carpet.

Bedroom Four

11' x 8' 1" (3.35m x 2.46m)

Rear facing bedroom, storage cupboard, radiator and carpet.

Bathroom

Side facing window, bath with overhead electric shower, wc, partial tiling to the walls, shower cubical, cushion flooring and chrome radiator.

External & Gardens

To the front of the property is a driveway and lawned area. The rear of the property is enclosed and benefits from a patio, artificial grass in parts and has an array of plants and shrubs.



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welcome to

Hais Road, Maltby Rotherham

- Offers Over £280,000
- ANNEX - MUST BE VIEWED
- Spacious four bedroom property
- Converted Garage
- Driveway

Tenure: Freehold EPC Rating: Awaiting

offers over

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY105520 - 0004

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