



**Rolling Dales Close, Maltby ROTHERHAM S66 8EJ**

**welcome to**

**Rolling Dales Close, Maltby ROTHERHAM**

\*\* GUIDE PRICE £195,000 - £205,000 \*\* - Available with NO CHAIN is this immaculate detached home tucked away down a cul-de-sac in a sought after area. Having three impressive sized bedrooms, open plan lounge diner, integral garage, driveway and an enclosed well-manicured rear garden.



### **Porch**

A front facing composite door provides access to the porch with an internal door opening to the Lounge.

### **Lounge**

15' 2" x 10' 4" extending to 11' 1" Into Door Recess ( 4.62m x 3.15m extending to 3.38m Into Door Recess )  
A bright and spacious lounge with an open plan archway leading to the dining room. There is a front facing double glazed box window, attractive fireplace, wall lighting, central heated radiator and door leading to the stairs.

### **Dining Room**

8' 8" x 9' 8" ( 2.64m x 2.95m )  
Having a rear facing double glazed UPVC door opens onto the rear garden, two rear facing double glazed window, central heated radiator and door leading to the Kitchen.

### **Kitchen**

8' 8" x 8' 8" ( 2.64m x 2.64m )  
A fitted kitchen comprising a range of wall, drawer and base units, with contrasting worktops and an inset sink drainer. An integrated electric oven is complimented by a gas hob and extractor hood. There is space for a washing machine and fridge. Has a central heated radiator, rear facing double glazed window and the central heating boiler.

### **Landing**

Having a side facing double glazed window, a central heated radiator and access to the loft space.

### **Bedroom One**

13' 9" To Back Of Wardrobes x 9' 7" ( 4.19m To Back Of Wardrobes x 2.92m )  
Having fitted wardrobes, a front facing double glazed window and a central heated radiator.

### **Bedroom Two**

9' 6" To Front Of Wardrobe x 10' 3" ( 2.90m To Front Of Wardrobe x 3.12m )  
Having a built in wardrobe, airing cupboard, a rear facing double glazed window and a central heated radiator.

### **Bedroom Three**

8' 10" x 8' 9" ( 2.69m x 2.67m )  
Having a front facing double glazed window and a central heated radiator.

### **Bathroom**

A three piece suite comprising a wash hand basin, low flush W.C. and bath with electric shower overhead. Has part tiling to the walls, a central heated radiator and rear facing double glazed window.

### **Garage**

16' 10" Max x 7' 11" Max ( 5.13m Max x 2.41m Max )  
An integrated garage with power, lighting and a roller door to the front.

### **Outside**

To the front of the property is a driveway and lawn with flower bed. Side gates provide access to the rear garden.

The well manicured rear garden has a paved patio with step rising to a lawn with surrounding beds and shrubbery. There is also the added bonus of an external tap.



***view this property online*** [williamhbrown.co.uk/Property/MBY105526](http://williamhbrown.co.uk/Property/MBY105526)





welcome to

## Rolling Dales Close, Maltby ROTHERHAM

- \*\* GUIDE PRICE £195,000 -£205,000\*\*
- NO CHAIN!!
- Immaculate Detached Family Home
- Three Impressive Sized Bedrooms
- Driveway & Integral Garage

Tenure: Freehold EPC Rating: C

guide price

**£195,000**



**view this property online** [williamhbrown.co.uk/Property/MBY105526](https://www.williamhbrown.co.uk/Property/MBY105526)



Property Ref:  
MBY105526 - 0002

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



william h brown



**01709 812301**



[maltby@williamhbrown.co.uk](mailto:maltby@williamhbrown.co.uk)



54 High Street, Maltby, ROTHERHAM, South Yorkshire, S66 8LA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)