



**Salisbury Road, Maltby Rotherham S66 8JP**

**welcome to**

**Salisbury Road, Maltby Rotherham**

Welcome to this semi-detached home with three generous bedrooms located in a popular residential area of Maltby with access to local amenities, schools and transport links. Having off street parking for multiple vehicles, a detached garage, enclosed rear garden and conservatory with solid roof.



### **Porch**

A front facing composite door opens to the porch with front and side facing double glazed windows and door leading to the hall.

### **Hall**

Providing access to the lounge, kitchen and stairs to the first floor. Has a side facing double glazed window and a central heated radiator.

### **Lounge**

18' 5" x 11' 11" ( 5.61m x 3.63m )

A bright and spacious lounge with open plan access to the conservatory. Has an electric fire with surround, front facing double glazed window and a central heated radiator.

### **Conservatory**

10' 6" Max x 10' 4" Max ( 3.20m Max x 3.15m Max )

A brick based conservatory with a solid roof. Having downlights, side and rear facing double glazed windows, a central heated radiator and double glazed patio doors opening to the rear garden.

### **Kitchen**

13' 2" x 11' 7" ( 4.01m x 3.53m )

A fitted kitchen comprising a range of wall, drawer and base units with contrasting worktops, tiled splashbacks and an inset sink drainer. There is an integrated dishwasher, fridge and freezer. Space is available for a washing machine and gas rangemaster style cooker. Has downlights, a central heated radiator, rear facing double glazed window and a UPVC door opening to the rear garden.

### **Landing**

Providing access to the all first floor accommodation and the loft space. There is also a front facing double glazed window.

### **Bedroom One**

10' 7" x 9' 11" To Front Of Wardrobes ( 3.23m x 3.02m To Front Of Wardrobes )

Having fitted wardrobes to one wall, a rear facing double glazed window and a central heated radiator.

### **Bedroom Two**

13' 3" Max x 8' 7" ( 4.04m Max x 2.62m )

Having a rear facing double glazed window and a central heated radiator.

### **Bedroom Three**

12' x 6' 6" ( 3.66m x 1.98m )

Having a front facing double glazed window and a central heated radiator.

### **Loft Space**

Having been insulated and plastered with a drop down ladder to the landing. There is central heated radiator, power, lighting, side facing double glazed window and a double glazed skylight window.

### **Bathroom**

A three piece bathroom comprising a wash hand basin on vanity unit, low flush W/C and bath with shower overhead. PVC paneling to the walls, extractor fan, central heated chrome towel rail and side facing double glazing.

### **Garage**

18' 10" Max x 11' 4" Max ( 5.74m Max x 3.45m Max )

A detached garage with up/over door, side UPVC door and side window. Has power and lighting.

### **Outside**

To the front is a driveway with space for multiple vehicles.

To the rear is an enclosed garden with lawn, outside tap and access to the detached garage.



**view this property online** [williamhbrown.co.uk/Property/MBY105660](http://williamhbrown.co.uk/Property/MBY105660)



welcome to

## Salisbury Road, Maltby Rotherham

- Three Bedroom Semi-Detached Home
- Conservatory with Solid Roof
- Driveway & Detached Garage
- Enclosed Rear Garden
- Great Location For Access To School & Amenities

Tenure: Freehold EPC Rating: D

**£170,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MBY105660](http://williamhbrown.co.uk/Property/MBY105660)



Property Ref:  
MBY105660 - 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.



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](http://williamhbrown.co.uk)