



Burns Road, Maltby Rotherham S66 7LS

welcome to

Burns Road, Maltby Rotherham

Offered to the market with NO CHAIN is this three bedroom mid-terraced property conveniently located for access to local amenities, schools and transport links. Having two reception rooms, utility room and an enclosed rear courtyard. This could make a great First Time Home or Investment.



Hall

A front facing UPVC door opens to the entrance hall with an internal door leading to the Lounge.

Lounge

13' 5" Max x 11' 3" (4.09m Max x 3.43m)
Having a front facing double glazed window, fireplace and a central heated radiator.

Kitchen Diner

13' 4" Max x 11' 1" (4.06m Max x 3.38m)
Having wall, drawer and base units with contrasting worktops and tiled splashbacks. Has an integrated double electric oven and electric hob with extractor overhead. Having lovely exposed floorboards, a central heated radiator, double glazed french doors onto the rear courtyard and access to the utility room.

Utility Room

6' 7" x 6' (2.01m x 1.83m)
Having wall, drawer and base units, with contrasting worktop and sink drainer. Has a side facing double glazed window, plumbing for a washing machine and space for a fridge freezer.

Bathroom

Having a wash hand basin, low flush W/C and bath. Has part tiling to the walls, a central heated radiator and side facing double glazed window.

Landing

Having access to all bedrooms and the loft space.

Bedroom One

17' Max x 9' 8" (5.18m Max x 2.95m)
Having a rear facing double glazed window and a central heated radiator.

Bedroom Two

13' x 10' Max (3.96m x 3.05m Max)
Having a front facing double glazed window and a central heated radiator.

Bedroom Three

10' x 6' 9" (3.05m x 2.06m)
Having a front facing double glazed window and a central heated radiator.

Outside

To the front is a low maintenance garden with a shared gate.

To the rear is an enclosed low maintenance courtyard.



view this property online williamhbrown.co.uk/Property/MBY105654



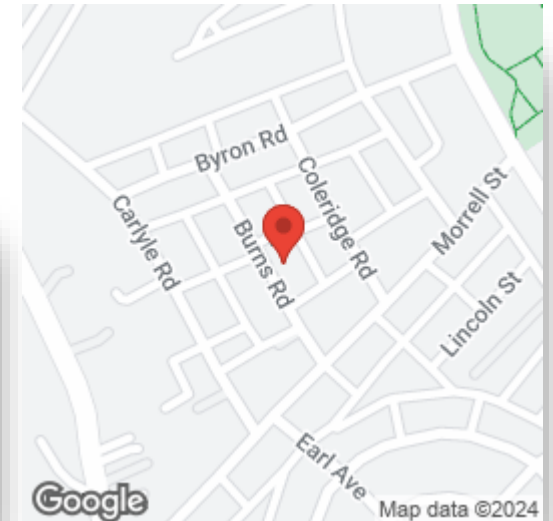
welcome to

Burns Road, Maltby Rotherham

- NO CHAIN!!
- Three Bedrooms
- Two Reception Rooms
- Utility Room
- Enclosed Rear Courtyard

Tenure: Freehold EPC Rating: D

£95,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MBY105654



Property Ref:
MBY105654 - 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



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



williamhbrown.co.uk