



**Howard Road, Maltby Rotherham S66 7PN**

**welcome to**

**Howard Road, Maltby Rotherham**

Offered to the market with NO CHAIN & VACANT POSSESSION is this two bedroom mid-terraced property located in a popular residential area with convenient access to local amenities, school and transport links making it an ideal opportunity for First Time Buyers and Investors alike.



### **Porch**

A front facing composite door opens to the porch with internal door to the lounge

### **Dining Room**

12' 10" Max x 10' 1" ( 3.91m Max x 3.07m )

Having a front facing double glazed window, central heated radiator, door leading to the lounge.

### **Lounge**

12' 10" Max x 12' ( 3.91m Max x 3.66m )

Having a rear facing double glazed window, central heated radiator and doors leading to both the kitchen and stairs.

### **Kitchen**

8' 8" x 7' 9" ( 2.64m x 2.36m )

Fitted with a range of wall, drawer and base units with contrasting worktops, tiled splashbacks and a sink drainer. Has space for a washing machine, cooker and fridge freezer. There is pantry, central heated radiator, side facing double glazed window and composite door opening to the rear yard.

### **Landing**

Having a cupboard, side facing double glazed window, central heated radiator and loft access.

### **Bedroom One**

13' Max x 10' 2" ( 3.96m Max x 3.10m )

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

### **Bedroom Two**

11' 10" x 9' 9" Max ( 3.61m x 2.97m Max )

Having a rear 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. Has part tiling to the walls, extractor fan, central heated radiator and rear facing double glazed window.

### **Outside**

Having low maintenance yards to the front and rear.



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## Howard Road, Maltby Rotherham

- NO CHAIN & VACANT POSSESSION
- Two Double Bedrooms
- Two Reception Rooms
- Close To Local Amenities, School & Transport Links
- Gas Central Heating & UPVC Double Glazing

Tenure: Freehold EPC Rating: C

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY105669 - 0002

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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)