



Elm Tree Road, Maltby ROTHERHAM S66 8ED

welcome to

Elm Tree Road, Maltby ROTHERHAM

****GUIDE PRICE £160,000 - £170,000**** - Available with NO CHAIN is this immaculately presented semi-detached home that is move in ready making a great opportunity for a First Time Buyer or next step on the ladder. Having a fantastic detached garage with space for three vehicles. One not to be missed!!



Porch

A spacious brick built porch with double glazed composite doors providing access to the front and rear gardens. Has a central heated radiator and internal door to the kitchen diner.

Kitchen Diner

18' 9" x 9' 1" (5.71m x 2.77m)

Comprising a range of wall, drawer and base units, with contrasting worktops, tiled splashbacks and an inset sink drainer. Integrated appliances include a fridge, freezer, double electric oven and gas hob with extractor overhead. Space is available for a washing machine and tumble dryer. Has an understairs pantry, central heated radiator, rear facing double glazed window and double glazed French patio doors opening to the rear garden.

Lounge

12' 8" + Entrance Hall x 12' 6" (3.86m + Entrance Hall x 3.81m)

A bright and spacious lounge with open plan archway into the entrance hall area. Has a gas fire with lovely surround, front facing double glazed bow window and a central heated radiator.

Hall

Being open plan from the lounge, with an understairs cupboard, front facing double glazed composite door, two central heated radiators, side facing double glazed window and stairs.

Landing

Having a side facing double glazed window, airing cupboard and loft access.

Bedroom One

10' 6" extending to 12' 7" Into Door Recess x 10' 10" (3.20m extending to 3.84m Into Door Recess x 3.30m)

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

Bedroom Two

10' 7" extending to 12' 8" Into Door Recess x 9' 7" (3.23m extending to 3.86m Into Door Recess x 2.92m)

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

Bedroom Three

8' x 8' 7" To Back Of Bed (2.44m x 2.62m To Back Of Bed)

Having a fitted single bed, front facing double glazed window and a central heated radiator.

Bathroom

A three piece suite comprising a wash hand basin on vanity unit, W/C and bath with electric shower overhead. Has tiling to the walls, downlights, a central heated towel rail, extractor fan and double glazed side and rear facing windows.

Detached Garage

21' 3" Max x 20' 11" Max (6.48m Max x 6.38m Max)

Located to the rear of the property this detached garage has space for three vehicles. Having an alarm, electric roller door, inspection pit, power, lighting, window and door onto the rear garden.

Outside

To the front of the property is a gated block paved driveway and low maintenance garden.

To the rear is a lovely private and enclosed garden with paved patio, lawn and low maintenance beds. Has two sheds, outside tap and access to the detached garage.



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- ** GUIDE PRICE £160,000 - £170,000 **
- NO CHAIN!!
- Immaculately Presented Throughout
- Detached Garage With Space For Three Vehicles
- Gated Driveway

Tenure: Freehold EPC Rating: D

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY105723 - 0004

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