





Norwood Avenue, Maltby Rotherham S66 8JJ



welcome to

Norwood Avenue, Maltby Rotherham

This lovely example of a semi-detached home has been tastefully finished and is extremely well-presented throughout. Having a beautiful rear garden, downstairs W.C., utility space, open plan kitchen diner, off street parking and garage are just a few of the things on offer.













Porch

A front facing UPVC double glazed door opens to the porch with two double glazed windows and internal door to the hall.

Hall

Having a storage cupboard, central heated radiator and stairs to the first floor.

Lounge

14' 6" Into Bay Window x 13' 1" (4.42m Into Bay Window x 3.99m)

Having a log burner effect electric fire, front facing double glazed bay window, central heated radiator and double doors into the kitchen diner.

Kitchen Diner

19' 5" x 9' 11" (5.92m x 3.02m)

Comprising a fitted range of wall, drawer and base units, with contrasting worktops, tiled splashbacks and an inset sink drainer. Integrated appliances include a dishwasher, fridge, double electric oven and electric hob with extractor. Has an understairs cupboard, downlights, a central heated radiator, rear facing double glazed window and double glazed french door onto the rear garden.

Rear Hall, Utility & W.C.

Having a central heated radiator, power, lighting, space and plumbing for a washing machine, a W.C., storage cupboard, door to the garage, side and rear double glazed windows and a UPVC door onto the rear garden.

Landing

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

Bedroom One

12' 9" x 9' 4" To Front Of Wardrobe ($3.89m \times 2.84m$ To Front Of Wardrobe)

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

Bedroom Two

10' \times 9' 9" To Front Of Wardrobe ($3.05m \times 2.97m$ To Front Of Wardrobe)

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

Bedroom Three

9' 9" x 8' 5" (2.97m x 2.57m)

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

Shower Room

A contemporary three piece suite comprising a walk in rainfall shower, wash hand basin on a vanity unit and a low flush W.C. Has part tiling to the walls, downlights, illuminated mirror, central heated towel rail, side facing double glazed window and a cupboard hosting the central heating boiler.

Garage

Having access from the rear hall, an up/over door to the front and has power and lighting.

Outside

To the front of the property is a driveway and lawn with flower beds

The rear garden is beautifully manicured with a block paved patio, lawn, matture stocked beds, various trees and shrubs and a further seating area overlooking a pond.





welcome to

Norwood Avenue, Maltby Rotherham

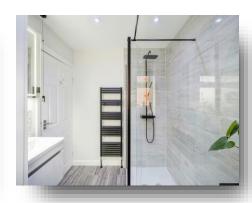
- Well-Presented & Tastefully Finished Throughout
- Beautiful Rear Garden
- Downstairs W.C. & Utility Room
- Off Street Parking & Garage
- Council Tax Band B

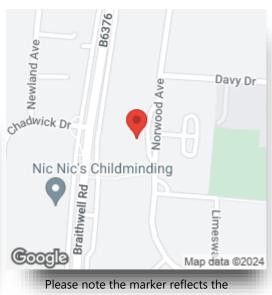
Tenure: Freehold EPC Rating: C

£195,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/MBY105731



Property Ref: MBY105731 - 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 quidance 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.





01709 812301



maltby@williamhbrown.co.uk



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



williamhbrown.co.uk

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.