



**Braithwell Road, Maltby Rotherham S66 8JU**



**welcome to**

**Braithwell Road, Maltby Rotherham**

William H Brown are pleased to offer a rare opportunity to purchase this bay fronted detached property located on the ever sought after Braithwell Road of Maltby. Available with no chain and endless potential throughout this is not an opportunity to be missed!!!



### **Porch**

A front facing UPVC double glazed door opens to the porch with an inner stained glass door leading to the hall.

### **Hall**

A spacious hall with understairs cupboard, electric storage heated, stairs to the first floor and a side facing composite door.

### **Lounge**

16' 3" Into Bay Window x 13' ( 4.95m Into Bay Window x 3.96m )

Having a front facing double glazed bay window, open fire with surround and an electric storage heater.

### **Dining Room**

11' 6" x 13' 2" ( 3.51m x 4.01m )

Having an open fire with surround, rear facing double glazed window and a electric storage heater.

### **Kitchen**

13' 8" x 8' 10" ( 4.17m x 2.69m )

Having fitted base units, contrasting worktops and an inset sink drainer. Space is available for white goods including a washing machine, cooker and fridge freezer.

### **Landing**

Having a side facing double glazed window and loft access.

### **Bedroom One**

16' 10" Into Bay Window x 13' 1" ( 5.13m Into Bay Window x 3.99m )

Having a front facing double glazed bay window.

### **Bedroom Two**

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

Having a rear facing double glazed window.

### **Bedroom Three**

10' 6" Max x 8' 6" ( 3.20m Max x 2.59m )

Having a fitted wardrobe and a rear facing double glazed window.

### **Bathroom**

Comprising a wash hand basin and bath with electric shower overhead. Having fitted storage cupboards, an electric heater and a front facing double glazed window.

### **W.C.**

A separate W.C. with a side facing double glazed window.

### **Detached Garage**

17' 9" Max x 9' 2" Max ( 5.41m Max x 2.79m Max )

A substantial detached garage with up/over door, rear window and a side door.

### **Outside**

To the front of the property double gates open to a driveway with parking for multiple vehicles. There is a low maintenance garden with paved patio area and flower beds.

The rear garden has patio area, lawn and flower beds. Also benefits from a brick built outbuilding.



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## Braithwell Road, Maltby Rotherham

- NO CHAIN!!!
- Bay Fronted Detached Property
- Three Double Bedrooms
- Ample Off Street Parking & Detached Garage
- Council Tax Band D

Tenure: Freehold EPC Rating: F

# £290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY105673 - 0002

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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.



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