

Braithwell Road, Maltby Rotherham S66 8JU



welcome to

Braithwell Road, Maltby Rotherham

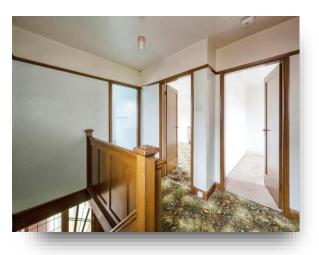
William H Brown are pleased to offer a rare opportunity to purchase this bay fronted detached property located on the ever sought after Braithwell Road of Maltby. Available with no chain and endless potential throughout this is not an opportunity to be missed!!!













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

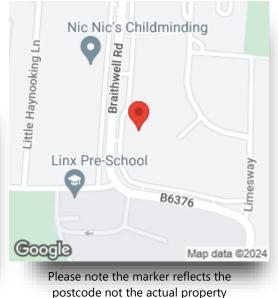
Tenure: Freehold EPC Rating: F

£290,000









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The Property Ombudsman

Property Ref: MBY105673 - 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.

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