









welcome to

Cripps Close, Maltby Rotherham

Available with NO CHAIN is this well-presented three bedroom end-terraced property with open plan living to the ground floor, front and rear gardens, a gated driveway and detached garage. Being ready to move straight in this could make a great opportunity for first time buyers or investors.













Hall

A front facing UPVC double glazed door opens to the hall with stairs to the first floor, a central heated radiator and understairs cupboard.

Lounge Diner

21' 6" Max x 13' 1" Max (6.55m Max x 3.99m Max) An open plan lounge diner with an electric fire, front and rear facing double glazed windows and two central heated radiators.

Kitchen

9' 6" x 9' 5" (2.90m x 2.87m)

Comprising a range of wall, drawer and base units, with contrasting worktops, tiled splashbacks and an inset sink drainer. Has an integrated electric oven and gas hob. Space is available for a washing machine and fridge freezer. Has a breakfast bar, central heated radiator, rear facing double glazed window and UPVC door to he rear garden.

Landing

Having access to all first floor accommodation and the loft space.

Bedroom One

11' 7" x 10' 5" (3.53m x 3.17m)

Having fitted wardrobes and drawers, cupboard hosting the central heating boiler, front facing double glazed window and a central heated radiator.

Bedroom Two

11' 1" To Wardrobe x 8' 5" (3.38m To Wardrobe x 2.57m) Havig fitted wardrobes and drawers, a rear facing double glazed window and a central heated radiator.

Bedroom Three

8' 8" x 7' 9" ($2.64m \times 2.36m$)

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

Bathroom

A three piece suite comprising a wash hand basin, W.C. and bath with electric shower overhead. Having tiling to the walls, central heated radiator and a rear facing double glazed window.

Garage

A detached garage with up/over door.

Outside

To the front is an enclosed lawned garden.

To the rear is a low maintenance garden with raised sunny patio area with a fence and gate opening to steps down to a gated pebbled driveway with double gates for pedestrians and a vehicle.





welcome to

Cripps Close, Maltby Rotherham

- NO CHAIN!!
- Well-Presented Throughout
- Gated Driveway & Detached Garage
- Front & Rear Gardens
- Council Tax Band A

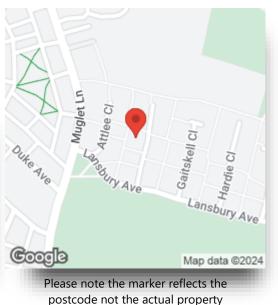
Tenure: Freehold EPC Rating: C

£115,000









view this property online williamhbrown.co.uk/Property/MBY105734



Property Ref: MBY105734 - 0006 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.





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.