



**Acre Close, Maltby Rotherham S66 8BL**

**welcome to**

**Acre Close, Maltby Rotherham**

Offered to the market with NO CHAIN and an ideal first time buyer opportunity is this extended three bedroom property, located on a cul-de-sac on a very popular development. Having an open plan lounge diner, enclosed rear garden, driveway and integral garage.



### **Hall**

A side facing UPVC door opens to the hall with storage cupboard and a central heated radiator.

### **Kitchen**

11' 8" x 7' 1" ( 3.56m x 2.16m )

Comprising a range of wall, drawer and base units, with contrasting worktops, tiled splashbacks and an inset sink drainer. Space is available for a washing machine, fridge freezer and gas cooker with a fitted extractor hood over the cooker space. Has a front facing double glazed window and a central heated radiator.

### **Lounge**

15' 7" x 14' 8" Max ( 4.75m x 4.47m Max )

A bright lounge with two central heated radiators, rear facing double glazed window, stairs to the first floor and archway to the dining room.

### **Dining Room**

9' 2" x 7' 7" ( 2.79m x 2.31m )

Open from the lounge with a central heated radiator, rear facing double glazed window and a side UPVC door opening to the rear garden.

### **Bedroom One**

11' 10" x 9' 3" ( 3.61m x 2.82m )

Having a storage cupboard, central heated radiator and a rear facing double glazed window.

### **Bedroom Two**

11' 10" Max x 9' ( 3.61m Max x 2.74m )

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

### **Bedroom Three**

8' 8" x 6' 5" ( 2.64m x 1.96m )

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

### **Bathroom**

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

### **Outside**

To the front of the property is a driveway leading to the integral garage and path extending to the side with a gate accessing the rear garden.

The rear garden is enclosed with a paved patio, raised decking and lawn.



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## Acre Close, Maltby Rotherham

- NO CHAIN!!
- Ideal First Time Home
- Popular Cul-De-Sac Location
- Driveway & Integral Garage
- Council Tax Band A

Tenure: Freehold EPC Rating: C

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY105754 - 0002

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