









welcome to

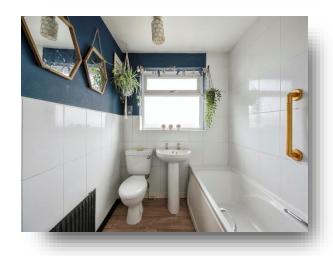
Acre Close, Maltby Rotherham

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.





welcome to

Acre Close, Maltby Rotherham

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

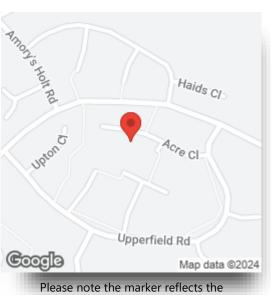
Tenure: Freehold EPC Rating: C

£150,000







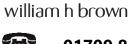


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MBY105754



Property Ref: MBY105754 - 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.







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.