



**Cliff Hill, Maltby ROTHERHAM S66 8AU**

**welcome to**

**Cliff Hill, Maltby ROTHERHAM**

A substantial and deceptively spacious five bedroom property located just off the ever sought after Lilly Hall Road, with fantastic potential and scope to create a separate annex from the existing building. Having two reception rooms, two shower rooms, utility room, driveway, garage and no chain!!



## First Floor Accommodation

### Hall

A front facing UPVC door opens to the spacious hall with a central heated radiator.

### Lounge

15' 10" x 13' 4" ( 4.83m x 4.06m )

A bright reception room featuring an electric fire and surround, front and side facing double glazed windows and a central heated radiator.

### Bedroom Two

11' 10" x 10' 9" To Back Of Wardrobe ( 3.61m x 3.28m To Back Of Wardrobe )

A double bedroom with fitted wardrobes, front facing double glazed window and a central heated radiator.

### Bedroom Three

11' 4" x 9' 5" ( 3.45m x 2.87m )

A double bedroom with side facing double glazed window and a central heated radiator.

### Bedroom Four

11' x 9' 5" ( 3.35m x 2.87m )

A double bedroom with fitted wardrobes, rear facing double glazed window and a central heated radiator.

### Shower Room

A three piece suite comprising a wash hand basin on vanity unit, low flush W.C. and walk in shower. Having downlights, a rear facing double glazed window and a central heated towel rail.

### Kitchen

11' 9" Max x 15' 4" Max ( 3.58m Max x 4.67m Max )

Comprising a range of wall, drawer and base units, with contrasting worktops, tiled splashbacks, breakfast bar and an inset sink drainer. Integrated appliances include a dishwasher, double electric oven and gas hob with extractor hood. Having a side facing double glazed window and a central heated radiator.

### Rear Hall

Having a front and rear UPVC doors, storage cupboard, stairs and a central heated radiator.

### Utility Room

12' 10" x 5' 9" ( 3.91m x 1.75m )

Comprising a range of wall, drawer and base units, with contrasting worktops, tiled splashbacks and an inset sink drainer. Space is available for a cooker. Has a pantry, side and rear facing double glazed windows and a central heated radiator.

### Reception Room / Second Lounge

21' 2" Max x 14' 4" Max ( 6.45m Max x 4.37m Max )

A spacious reception room giving scope for potential creation of an annex. Having sliding double glazed patio doors onto the rear garden, a rear facing double glazed door and a central heated radiator.

## First Floor Accommodation

### Landing

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

### Bedroom Five

10' 1" x 5' 8" ( 3.07m x 1.73m )

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

### Shower Room

A three piece suite comprising a wash hand basin, W.C. and a corner shower unit. Having eaves storage the length of the room, a rear facing double glazed window and a central heated radiator.

### Bedroom One

12' 2" x 11' 1" extending to 16' 7" Into Dorma Window ( 3.71m x 3.38m extending to 5.05m Into Dorma Window )

Having eaves storage, side facing double glazed dorma window and a central heated radiator.

## Outside

To the front is a gated driveway extending to a carport and garage. The front garden is accessed via steps from the driveway with a lawn and beds. A side gate provides access to a fully enclosed private rear garden, with paved patio, lawn and mature shrubs and stocked beds.

## Garage

16' 9" x 8' 7" ( 5.11m x 2.62m )

Having power, lighting and an up/over door.



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welcome to

## Cliff Hill, Maltby ROTHERHAM

- NO CHAIN!!
- Substantial Five Bedroom Detached Home
- Deceptively Spacious Throughout
- Potential To Create Annex From Existing Build
- Council Tax Band D

Tenure: Freehold EPC Rating: Awaited

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

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