



Armstrong Walk, Maltby Rotherham S66 8QQ

welcome to

Armstrong Walk, Maltby Rotherham

SIMPLY STUNNING AND NOT TO BE MISSED!!! This extended and beautifully presented detached home has been finished to a high standard, having impressive open plan ground floor living, utility room, two shower rooms, lovely wrap round gardens, ample off street parking and so much more!! NO CHAIN!!



Ground Floor

Kitchen Diner

25' 10" x 13' 5" Max (7.87m x 4.09m Max)

A front facing UPVC door opens to the impressive open plan ground floor living thanks to a side extension. A contemporary fitted kitchen comprises a range of wall, drawer and base units, island, wine rack, contrasting worktops, splashbacks and sink. An array of integrated appliances include a dishwasher, washing machine, double electric oven, microwave and electric hob with extractor overhead. Space is available for an American fridge freezer. There are downlights, front, side and rear facing double glazed windows, three central heated radiators and double glazed French doors onto the rear garden. An open plan archways provided access to both the lounge and utility room.

Lounge

14' 11" x 10' 10" (4.55m x 3.30m)

A dual aspect room with front facing double glazed French doors, rear facing double glazed window and a central heated radiator.

Utility Room

6' 8" x 7' 7" (2.03m x 2.31m)

Comprising a range of wall and base units, with contrasting worktops, loft access 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 part PVC paneling to the walls, extractor fan, central heated chrome towel rail and a rear facing double glazed window.

Garage For Storage

8' 5" x 4' To Door (2.57m x 1.22m To Door)

Having an internal door from the utility room, electric roller door to the front, power and lighting.

First Floor

Landing

Having a side facing double glazed window, cupboard and loft access.

Bedroom One

10' 9" x 8' 2" Max (3.28m x 2.49m Max)

Having built in wardrobes, rear facing double glazed window and a central heated radiator.

Bedroom Two

12' 5" x 7' 7" (3.78m x 2.31m)

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

Bedroom Three

8' 2" x 5' 8" Max (2.49m x 1.73m Max)

Having a front 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 corner shower unit. Having complete tiling to the walls, downlights, rear facing double glazed window and a central heated chrome towel rail.

Outside

Being positioned on an end/corner plot the property benefits from wrap round gardens.

Arriving to the front of the property is parking for multiple vehicles and a pebbled area. A gate provides access to the beautiful well-manicured gardens that extend through the front, side and rear.

The gardens are private, fully enclosed and comprise a lawn, various patios and seating areas, mature flower beds, trees and other greenery.



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welcome to

Armstrong Walk, Maltby Rotherham

- NO CHAIN!!
- Beautifully Presented & Extended Detached Home
- Impressive Open Plan Ground Floor Living
- Lovely Wrap Round Gardens
- Council Tax Band B

Tenure: Freehold EPC Rating: Awaiting

offers over

£245,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY105699 - 0002

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