



Muglet Lane, Maltby Rotherham S66 7JU

welcome to

Muglet Lane, Maltby Rotherham

Offered to the market with NO CHAIN is this two bedroom mid-terraced property conveniently located close to all local amenities, schools and transport links making it a great investors or first time buyer opportunity. Early viewings are recommended.



Porch

Entering into the property there is a front facing double glazed door, tiled flooring and internal door which leads into the lounge.

Lounge

12' 10" x 12' 11" Max (3.91m x 3.94m Max)

Having a front facing triple glazed window, fireplace and a central heated radiator.

Kitchen

9' 3" Max x 10' (2.82m Max x 3.05m)

A fitted kitchen comprising a range of wall, drawer and base units, with contrasting worktops, upstands and an inset sink drainer. There is an integrated electric oven and electric hob. Space is available for a fridge freezer. Has a central heated radiator, rear facing triple glazed windows, steps rise to the rear access with space for a washing machine and rear composite door to the yard.

Shower Room

A three piece suite comprising a wash hand basin on vanity unit, low flush W.C. and shower cubicle with electric shower. Having PVC panelling to the walls, a side facing double glazed window and a central heated radiator.

Landing

Provides access to all first floor living accommodation.

Bedroom One

11' 7" x 12' 11" (3.53m x 3.94m)

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

Bedroom Two

9' 10" x 9' 4" (3.00m x 2.84m)

Having a rear facing double glazed window, central heated radiator and the central heating boiler

Outside

To the front of the property a shared path provides access to the property and to an enclosed low maintenance garden.

To the rear is an enclosed low maintenance yard.

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****



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welcome to

Muglet Lane, Maltby Rotherham

- NO CHAIN!!
- Two Bedroom Terraced Property
- Ideal Opportunity for Investors
- Open Aspect To Rear
- Front Garden & Rear Yard

Tenure: Freehold EPC Rating: D

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY105739 - 0003

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