









welcome to

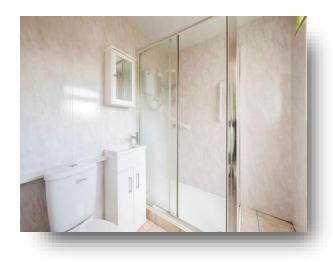
Muglet Lane, Maltby Rotherham

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 he 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.





welcome to

Muglet Lane, Maltby Rotherham

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

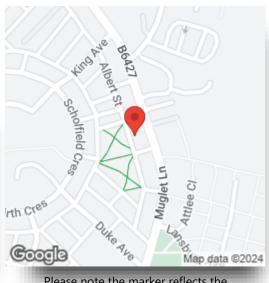
Tenure: Freehold EPC Rating: D

£75,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MBY105739



Property Ref: MBY105739 - 0003 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.



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