



**Leslie Avenue, Maltby Rotherham S66 8DD**



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**Leslie Avenue, Maltby Rotherham**

Are you looking for a refurbishment opportunity... then look no further than this three bedroom semi-detached property positioned upon corner plot in this popular location. Having spacious living accommodation throughout, porch and off street parking. Close to amenities, schools and transport links.



### **Front Porch**

A UPVC door opens to the porch with front and side facing double glazed windows and integral door to the hall.

### **Hall**

Has an electric storage heater, side facing double glazed window, understairs cupboard and stairs rising to the first floor.

### **Lounge**

12' 7" x 12' 5" Max ( 3.84m x 3.78m Max )

Having a front facing double glazed window and electric storage heater.

### **Kitchen**

9' 5" x 9' 3" ( 2.87m x 2.82m )

Comprising a range of wall, drawer and base units, with worktops and inset sink drainer. Space is available for a washing machine, cooker and fridge freezer. Has a pantry, rear facing double glazed window and open plan archway to the dining room.

### **Dining Room**

8' 9" x 8' 8" ( 2.67m x 2.64m )

Having an electric storage heater and double glazed sliding patio doors onto the rear garden.

### **Side Porch**

Having front and rear UPVC double glazed doors and double glazed windows.

### **Landing**

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

### **Bedroom One**

13' 5" Max x 12' 4" Max ( 4.09m Max x 3.76m Max )

Having fitted wardrobes and a front facing double glazed window.

### **Bedroom Two**

12' 7" Max x 8' 9" ( 3.84m Max x 2.67m )

Having a built in wardrobe and a rear facing double glazed window.

### **Bedroom Three**

8' x 7' 10" Max ( 2.44m x 2.39m Max )

Having a front facing double glazed window.

### **Bathroom**

A three piece suite comprising a wash hand basin, W.C. and bath with electric shower overhead. Has a side and rear facing double glazed window.

### **Outside**

Positioned upon on a corner plot with gardens to the front, side and rear. There is off street parking for multiple vehicles and garage.



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## Leslie Avenue, Maltby Rotherham

- Refurbishment Opportunity
- Three Bedroom Semi-Detached Property
- Corner Plot
- Off Street Parking & Garage
- Popular Area

Tenure: Freehold EPC Rating: G

# £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY105774 - 0003

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