



**Oakwell Close, Maltby Rotherham S66 7EE**

**welcome to**

**Oakwell Close, Maltby Rotherham**

Presenting this exceptionally well-presented and tastefully finished semi-detached home that has undergone an extensive modernisation by the current vendors making it a property not to be missed. Has ample off street parking, side and rear gardens and the potential to extend subject to planning.



### **Entrance Hall**

A front facing double glazed composite door opens to the entrance hall with a central heated radiator and internal door leading to the lounge.

### **Lounge**

16' 3" x 13' Max ( 4.95m x 3.96m Max )

A bright and spacious open plan lounge with a front facing double glazed bow window flooding the room with natural light. There is a central heated radiator, understairs cupboard, stairs rising to the first floor and door to the kitchen.

### **Kitchen Diner**

15' 10" x 8' 10" ( 4.83m x 2.69m )

A fitted kitchen comprising a range of wall, drawer and base units, with contrasting worktops, upstands and an inset sink drainer. Integrated appliances include a dishwasher, electric oven and gas hob with extractor hood overhead. Space is available for a washing machine and fridge freezer. There is a central heated radiator, rear facing double glazed window and double glazed French doors opening to the rear garden.

### **Landing**

Having a side facing double glazed window, loft access and airing cupboard hosting the 2022 boiler.

### **Bedroom One**

13' 5" x 9' ( 4.09m x 2.74m )

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

### **Bedroom Two**

11' 9" x 9' 1" Max ( 3.58m x 2.77m Max )

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

### **Bedroom Three**

7' 8" x 6' 6" ( 2.34m x 1.98m )

Having a built in wardrobe, front facing double glazed window and a central heated radiator.

### **Bathroom**

A contemporary three piece suite comprising a wash hand basin on vanity unit, low flush W.C and bath with shower overhead. Has a recessed illuminated mirror with bluetooth compatibility to play music, central heated towel rail, extractor fan and rear facing double glazed window.

### **Outside**

To the front of the property is a low maintenance imprinted concrete driveway with a side gate providing access to the side and rear.

The side area is fully enclosed and low maintenance. This could offer further parking or even the potential to extend subject to local planning permission and regulations.

The rear garden is fully enclosed with an imprinted patio, lawn, well-stocked flower beds and outside tap.



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## Oakwell Close, Maltby Rotherham

- Well-Presented and Tastefully Finished
- Modern Throughout
- Kitchen Diner
- Contemporary Bathroom
- Ample Off Street Parking

Tenure: Freehold EPC Rating: C

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY105783 - 0002

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william h brown



**01709 812301**



[maltby@williamhbrown.co.uk](mailto:maltby@williamhbrown.co.uk)



54 High Street, Maltby, ROTHERHAM, South Yorkshire, S66 8LA



[williamhbrown.co.uk](http://williamhbrown.co.uk)