



**Rolleston Avenue, Maltby Rotherham S66 8LN**

**welcome to**

**Rolleston Avenue, Maltby Rotherham**

Sat on an amazing corner plot this well-presented three bedroom home has so much to offer, has the potential to extend (subject to planning and regulations), private gardens to three sides, large driveway with parking for multiple vehicles, kitchen diner, family bathroom & additional W.C.



## Hall

A front facing UPVC double glazed door opens to the hall with a central heated radiator, stairs rising to the first floor and access to all ground floor accommodation.

## Kitchen Diner

16' 1" Max x 8' 5" Max ( 4.90m Max x 2.57m Max )

A fitted kitchen comprising a range of wall, drawer and base units, with contrasting worktops, tiled splashbacks and inset sink drainer. Integrated appliances include a fridge freezer, dishwasher, electric oven and electric hob with extractor hood overhead. There is a fitted dining table and seating, central heated radiator, front facing double glazed window and a side facing UPVC double glazed door.

## Bathroom

A three piece suite comprising a wash hand basin, low flush W.C. and a bath. Has part tiling to the walls, downlights, extractor fan, two rear facing double glazed windows and a central heated radiator.

## Lounge

16' 1" x 10' 6" ( 4.90m x 3.20m )

A dual aspect lounge with front facing double glazed french doors opening to the garden, a rear facing double glazed window and a central heated radiator.

## Landing

Has two rear facing double glazed windows, a central heated radiator and access to all first floor accommodation.

## Bedroom One

12' 8" x 10' 10" Max ( 3.86m x 3.30m Max )

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

## Bedroom Two

10' 2" Max x 11' 7" ( 3.10m Max x 3.53m )

Having a front facing double glazed window, central heated radiator, storage cupboard hosting the central heating boiler and loft access.

## Bedroom Three

8' 9" x 7' 9" ( 2.67m x 2.36m )

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

## W.C

Having a low flush W.C, part tiling to the walls and a rear facing double glazed window.

## Outside

Sit on a sizeable corner plot the property has private enclosed gardens to the front, side and rear with lawns, hedge rows and multiple patio/seating areas.

A gated driveway to the front of the property has space for multiple vehicles, ideal for storing a caravan or motorhome whilst not impacting day to day parking.

Due to the size of the plot there is potential extend the property (subject to local planning permission and regulations).



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welcome to

## Rolleston Avenue, Maltby Rotherham

- Amazing Corner Plot
- Gardens To Front, Side & Rear
- Large Gated Driveway with Space for Multiple Vehicles
- Well-Presented Throughout
- Kitchen Diner

Tenure: Freehold EPC Rating: C

guide price

**£150,000**



Please note the marker reflects the postcode not the actual property

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