



Tickhill Road, Maltby Rotherham S66 7NG

welcome to

Tickhill Road, Maltby Rotherham

** GUIDE PRICE £95,000 - £105,000 ** Welcome to this three bedroom property conveniently located for easy access to local amenities, schools and transport links making it a ideal investment. Having two reception rooms, downstairs W.C & utility area and enclosed rear garden.



Hall

A front facing UPVC door opens to the hall with doors to the dining room, lounge and stairs to the first floor.

Dining Room

12' 11" + Bay Window x 8' 9" (3.94m + Bay Window x 2.67m)

A spacious dining room with a front facing double glazed bay window and a central heated radiator.

Lounge

17' 2" Max x 12' 3" Max (5.23m Max x 3.73m Max)

The focal point of the lounge is the attractive fireplace. Has a rear facing double glazed window and a sliding door to the kitchen.

Kitchen

13' x 7' 5" (3.96m x 2.26m)

Comprising a range of wall, drawer and base units with contrasting worktops, tiled splashbacks and an inset sink drainer. Has an integrated electric oven, gas hob with extractor hood overhead and space is available for washing machine. There is a side facing double glazed window and door to the utility area and downstairs w/c.

Utility Area

Has access to the w.c, side facing double glazed window and side facing UPVC door.

W.C

Has a w.c and with part tiled

Landing

Providing access to both bedrooms and the dressing room.

Bedroom One

13' Max x 12' 3" Max (3.96m Max x 3.73m Max)

A spacious double bedroom with fitted wardrobes, two front facing double glazed windows and a central heated radiator.

Bedroom Two

14' x 9' 3" (4.27m x 2.82m)

A double bedroom with rear facing double glazed window, central heated radiator and loft access.

Bedroom Three

7' 11" x 7' 5" (2.41m x 2.26m)

Has a side facing double glazed window, central heated radiator and door to the bathroom

Bathroom

A three piece suite comprising a wash hand basin, w/c and bath. Has PVC panelled walls and a side facing double glazed window.

Outside

To the front is an enclosed low maintenance yard.

The rear has an enclosed yard with garden accessed over a shared path. The garden has a lawn and access to a detached garage.



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Tickhill Road, Maltby Rotherham

- ** GUIDE PRICE £95,000 - £105,000 **
- Ideal Investment Property
- Three Bedroom Property
- Two Reception Room
- Downstairs W.C & Utility Area

Tenure: Freehold EPC Rating: E

guide price

£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY105830 - 0004

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william h brown



01709 812301



maltby@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)