



**Rowan Rise, Maltby Rotherham S66 8BZ**



**welcome to**

**Rowan Rise, Maltby Rotherham**

An ideal opportunity for First Time Buyers is this well-presented and deceptively spacious three bedroom property with a modern kitchen and bathroom, dual aspect lounge and separate dining room, off street parking for a two cars and an enclosed rear garden.



### **Porch**

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

### **Hall**

Providing access to all ground floor accommodation with stairs rising to the first floor and a central heated radiator.

### **Lounge**

21' 9" x 10' 10" ( 6.63m x 3.30m )

A sizeable dual aspect lounge with a front facing double glazed window and double glazed french doors opening onto the rear garden. Has an attractive fireplace and a central heated radiator.

### **Kitchen**

11' 7" Max x 8' 1" ( 3.53m Max x 2.46m )

A fitted kitchen comprising a range of wall, drawer and base units, with contrasting worktops, tiled splashbacks and an inset sink drainer. Has an integrated electric oven and gas hob. Space is available for a washing machine. An open plan archway leads to the dining room.

### **Dining Room**

10' 3" x 7' 5" ( 3.12m x 2.26m )

Has double glazed french doors opening to the rear garden, a central heated radiator and access to the utility space.

### **Utility Space**

Having power and lighting.

### **Landing**

Providing access to all first floor accommodation and the loft space.

### **Bedroom One**

12' 6" x 10' 6" extending to 14' 7" Into Door ( 3.81m x 3.20m extending to 4.45m Into Door )

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

### **Bedroom Two**

14' 9" Max x 9' ( 4.50m Max x 2.74m )

Having built in wardrobes, two rear facing double glazed windows and a central heated radiator.

### **Bedroom Three**

8' 2" x 8' 1" Max ( 2.49m x 2.46m Max )

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

### **Bathroom**

A three piece suite comprising a wash hand basin on vanity unit, low flush W.C. and bath with shower overhead. Has panelled walls, downlights, central heated chrome towel rail and a rear facing double glazed window.

### **Outside**

To the front of the property is a driveway for at least two cars. A side shared ginel with the neighbouring property provides access to the fully enclosed rear garden with a raised patio area leading to a lawn with stocked flower beds.



***view this property online*** [williamhbrown.co.uk/Property/MBY105880](http://williamhbrown.co.uk/Property/MBY105880)



**welcome to**

## **Rowan Rise, Maltby Rotherham**

- Well-Presented Throughout
- Three Bedrooms
- Spacious Living Accommodation
- Modern Kitchen & Bathroom
- Off Street Parking

Tenure: Freehold EPC Rating: Awaited

# £155,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MBY105880](https://williamhbrown.co.uk/Property/MBY105880)



Property Ref:  
MBY105880 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**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](https://williamhbrown.co.uk)**