



Hollytree Avenue, Maltby Rotherham S66 8DY

welcome to

Hollytree Avenue, Maltby Rotherham

A very well-presented example of a three bedroom semi-detached home positioned in a popular residential area, with a modern kitchen and bathroom, three reception rooms, additional downstairs W.C, lovely rear garden, off street parking and a detached garage. Viewings are highly recommended!!!



Hall

A front facing composite door opens to the hall with stairs rising to the first floor and a central heated radiator.

Kitchen

13' 4" Max x 7' 4" Max (4.06m Max x 2.24m Max)
Comprising a range of wall, drawer and base units, with contrasting worktops, upstands and an inset sink drainer. There is an integrated fridge, freezer, electric oven and gas hob with extractor overhead. Space is available for a washing machine. Has a front facing double glazed window.

Side Entrance & W.C

Having a side facing composite door and internal door to a cloakroom with low flush W.C and a side facing double glazed window.

Dining Room

12' 10" x 10' (3.91m x 3.05m)
Having a gas fire with surround, a central heated radiator, opening to the lounge and double glazed patio doors opening to the conservatory.

Lounge

12' Max x 11' 6" (3.66m Max x 3.51m)
Having double glazed french doors opening directly onto the rear garden and a central heated radiator.

Conservatory

12' 3" To Window Frame x 7' 7" (3.73m To Window Frame x 2.31m)
A brick based conservatory with a PVC roof, side and rear facing double glazed windows, double glazed french doors onto the rear garden, power, lighting and two central heated radiators.

Landing

Having two storage cupboards and a front facing double glazed windows.

Bedroom One

12' 10" Max x 12' (3.91m Max x 3.66m)
A bright and spacious master bedroom with built in cupboard, rear facing double glazed window and a central heated radiator.

Bedroom Two

12' 3" Max x 11' 5" Max (3.73m Max x 3.48m Max)
Having a rear facing double glazed window and a central heated radiator.

Bedroom Three

8' 8" Max x 8' 7" (2.64m Max x 2.62m)
Having a front facing double glazed window and a central heated radiator.

Bathroom

A three piece suite comprising a wash hand basin, low flush W.C. and bath with shower overhead. Has downlights, extractor fan, two front facing double glazed windows and a central heated chrome towel rail.

Detached Garage

Having a recently installed up/over door to the front and a side facing window.

Outside

To the front is a pebbled area providing parking for a couple of cars. A shared access driveway extends down the side to the garage and fully enclosed rear garden.

The lovely rear garden has a raised decking area leading down to a lawn with surround pebbled paths, flower beds and a further paved patio area.



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welcome to

Hollytree Avenue, Maltby Rotherham

- Well-Presented Throughout
- Three Reception Rooms
- Modern Kitchen & Bathroom
- Downstairs W.C
- Lovely Rear Garden

Tenure: Freehold EPC Rating: C

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY105892 - 0003

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