









welcome to

Burns Road, Maltby ROTHERHAM

Offered to the market with NO CHAIN is this three bedroom mid terraced property offering great potential throughout, with deceptively spacious accommodation, off street parking and enclosed outdoor spaces. Conveniently located for access to local amenities, schools and transport links.













Entrance

Having a front facing double glazed UPVC door.

Lounge

11' 1" \times 13' 4" To side of chimney breast ($3.38m \times 4.06m$ To side of chimney breast)

Carpet flooring, electric fire, central heating radiator and front facing double glazed window.

Dining Room

11' x 13' 8" Into recess (3.35m x 4.17m Into recess) Carpet flooring, central heating radiator, storage cupboard and rear facing double glazed window.

Kitchen

9' 5" x 5' 11" (2.87m x 1.80m)

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer, space for cooker, space for fridge freezer and plumbing for washing machine. Tiled flooring, side facing double glazed window and side facing double glazed UPVC door.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring and access to the loft.

Bedroom One

13' 1" x 10' (3.99m x 3.05m)

Carpet flooring, central heating radiator and front facing double glazed window.

Bedroom Two

9' 6" x 13' 10" (2.90m x 4.22m)

Carpet flooring, central heating radiator, combi boiler in cupboard, built in wardrobes and rear facing double glazed window.

Bedroom Three

10' 2" x 6' 8" (3.10m x 2.03m)

Carpet flooring, central heating radiator and front facing double glazed window.

Bathroom

Three piece suite comprising paneled bath with mixer shower over, low flush WC and wash hand basin. Vinyl flooring, central heating radiator and side facing double glazed window.

Outside

To the front is a low maintenance garden.

To the rear is a low maintenance paved yard with gate leading to gated driveway. There is a brick built outbuilding,





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Burns Road, Maltby ROTHERHAM

- NO CHAIN!!
- Three Bedroom Mid-Terraced
- Great Potential Throughout
- Two Reception Rooms
- Off Street Parking & Enclosed Rear Yard

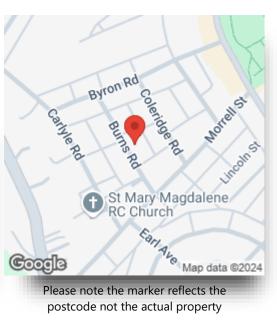
Tenure: Freehold EPC Rating: Awaited

£80,000









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Property Ref: MBY105895 - 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.



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