



**Dale Hill Road, Maltby Rotherham S66 8AG**

**welcome to**

**Dale Hill Road, Maltby Rotherham**

A great opportunity for a first time buyer looking to step foot onto the property ladder. Sat on a corner plot in a highly sought after area, this semi-detached property is well-presented throughout, benefiting from off street parking, a garage, rear garden and available with NO CHAIN!!



### **Porch**

A front facing UPVC Door opens to the porch with a cupboard and internal door to the lounge.

### **Lounge**

14' 1" Max x 10' 6" Max ( 4.29m Max x 3.20m Max )  
Front and side facing double glazed windows flood the room with natural light. There is a wall mounted electric fire, central heated radiator and stairs rising to the first floor.

### **Kitchen**

13' 11" Max x 6' 3" ( 4.24m Max x 1.91m )  
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 with extractor hood. Space is available for a washing machine and fridge freezer. Has a understairs cupboard, front facing double glazed window and a central heated radiator.

### **Landing**

Having an airing cupboard and loft access.

### **Bedroom One**

11' 10" x 7' 10" ( 3.61m x 2.39m )  
Having front and side facing double glazed windows and a central heated radiator.

### **Bedroom Two**

9' 2" Max x 5' 11" ( 2.79m Max x 1.80m )  
Having a built in cupboard, 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 electric shower overhead. Has panelling to the walls, a central heated radiator and a side facing double glazed window.

### **Garage**

Having an up/over door, power and lighting.

### **Outside**

Sat on a corner plot the property block paving to the front and side.

The lawned rear garden is accessed by a path to the end of the garage block.

Off street parking is available in front of the allocated garage.



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## Dale Hill Road, Maltby Rotherham

- NO CHAIN!!
- Well-Presented Throughout
- Corner Plot
- Driveway & Garage
- Highly Sought After Location

Tenure: Freehold EPC Rating: C

# £135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY105771 - 0002

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