









welcome to

Scholfield Crescent, Maltby Rotherham

Available with NO CHAIN is this three double bedroom home that has been lovingly maintained by the current vendors. Having two receptions rooms, open plan kitchen, modern shower room, additional downstairs W.C. and an enclosed rear courtyard. Early viewings are highly recommended.













Porch

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

Hall

Having a central heated radiator and stairs to the first floor.

Lounge

15' 8" Max x 10' 10" (4.78m Max x 3.30m)

The focal point of the room is the lovely parquet flooring. Has an electric fire with surround, front facing double glazed window, central heated radiator and double doors leading to the dining room.

Dining Room

13' 7" x 11' 11" Max (4.14m x 3.63m Max) Being open plan into the kitchen with an electric fire, rear facing double glazed window and a central heated radiator.

Kitchen

13' 5" x 6' 10" (4.09m x 2.08m)

Comprising a range of wall, drawer and base units, with contrasting worktops, tiled splashbacks and an inset sink drainer. Space is available for a cooker and fridge freezer. Has an understairs cupboard/pantry and a rear facing double glazed window.

Rear Entrance

Having a UPVC double glazed door onto the rear courtyard and access to W.C/Utility.

W.C / Utility

Having a wash hand basin, W.C, space for a washing machine and tumble dryer and has a side facing double glazed window.

Landing

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

Bedroom One

13' 11" x 9' 4" Max (4.24m x 2.84m Max) Having a front facing double glazed window and a central heated radiator.

Bedroom Two

10' 5" Max x 10' 1" Max (3.17m Max x 3.07m Max) Having a built in cupboard, rear facing double glazed window and a central heated radiator.

Bedroom Three

10' 10" Max x 9' 6" (3.30m Max x 2.90m) Having a front facing double glazed window and a central heated radiator.

Shower Room

A three piece suite comprising a wash hand basin, low flush W.C. and walk in shower. Having PVC paneling to the walls, central heated towel rail and a rear facing double glazed window.

Outside

To the front of the property is a enclosed garden with hedgerow.

To the rear is an enclosed and low maintenance courtyard with outside tap and brick built outbuilding.





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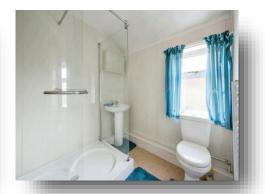
Scholfield Crescent, Maltby Rotherham

- NO CHAIN!!
- Three Double Bedrooms
- Two Reception Rooms
- Additional Downstairs W.C.
- **Enclosed Rear Courtyard**

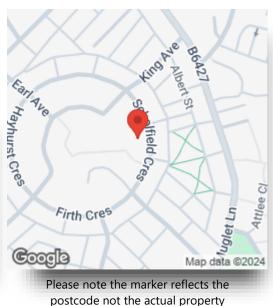
Tenure: Freehold EPC Rating: D

£95,000









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