



Frobisher Grove, Maltby Rotherham S66 8QU

welcome to

Frobisher Grove, Maltby Rotherham

Welcome to this incredibly well-presented and tastefully finished semi-detached property positioned in a sought after cul-de-sac, with two reception rooms, contemporary kitchen, modern bathroom, three bedrooms, generous wrap round rear garden, off street parking & attractive field views to the rear.



Hall

A front facing double glazed composite door opens to the hall with a central heated radiator, access to all ground floor accommodation and stairs rising to the first floor.

Kitchen

13' 7" x 5' 3" Max (4.14m x 1.60m Max)

A contemporary fitted kitchen comprising a range of wall, drawer and base units with contrasting worktops, splashbacks and an inset sink drainer. An array of integrated appliances include a washing machine, fridge freezer, electric oven and gas hob with extractor overhead. Has downlights, a front facing double glazed window and a central heated towel rail.

Dining Room

12' 7" x 7' 1" (3.84m x 2.16m)

A spacious dining room with a fantastic understairs cupboard, front facing double glazed window and a central heated radiator.

Lounge

15' 9" x 15' 4" (4.80m x 4.67m)

Double doors from the hall open to the bright and spacious lounge with double glazed french doors opening directly onto the rear garden. Has a central heated radiator and a rear facing double glazed window.

Landing

Providing access to all first floor accommodation and a storage cupboard.

Bedroom One

10' 4" x 8' 3" (3.15m x 2.51m)

Having a front facing double glazed window, a central heated radiator and loft access.

Bedroom Two

8' 4" x 8' 3" (2.54m x 2.51m)

Having a rear facing double glazed window and a central heated radiator.

Bedroom Three

7' 10" x 6' 10" Max (2.39m x 2.08m Max)

Having downlights, a rear 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 tiling to the walls and floor, downlights, a central heated radiator and a front facing double glazed window.

Outside

Located to the top of a cul-de-sac the property benefits from a driveway to the front with a side gate opening to the side and rear garden.

Having a wrap round side and rear garden with a paved patio area and raised lawn. A gate provides access onto the open field to the rear.



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welcome to

Frobisher Grove, Maltby Rotherham

- NO CHAIN!!
- Very Well-Presented & Tastefully Finished Throughout
- Two Reception Rooms
- Field Views To Rear
- Lovely Wrap Round Rear Garden

Tenure: Freehold EPC Rating: C

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY105927 - 0002

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