









# 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.





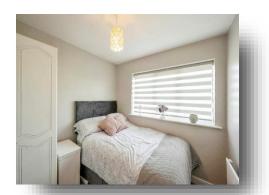
## welcome to

# 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









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Property Ref: MBY105927 - 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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