



Delta Way, Maltby Rotherham S66 7SJ

welcome to

Delta Way, Maltby Rotherham

Tucked away in a very quiet cul-de-sac of only four properties, this detached property has been extensively extended, with a modern finish throughout, two reception rooms, family bathroom, downstairs W.C, really private garden, off street parking & garage. Viewings are highly recommended & no chain



Entrance Hall

A front facing UPVC double glazed door opens to the hall with a central heated radiator and stairs.

Lounge

15' 6" Max x 11' 7" Max (4.72m Max x 3.53m Max)

A dual aspect room with double glazed french doors opening onto the rear garden and a front facing double glazed window. Has a gas fire with surround and a central heated radiator.

Kitchen

15' 6" x 11' 7" Max (4.72m x 3.53m Max)

A modern 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 overhead. Space is available for a washing machine and fridge. There is a pantry under the stairs, downlights, a central heated radiator and front facing double glazed window.

Rear Hall

Having a rear facing UPVC double glazed door opening to the rear garden. This space could also be utilised as a study or storage area.

W.C.

Having a wash hand basin on a vanity unit, low flush W.C. and a side facing double glazed window.

Dining Room

14' 5" x 12' 6" (4.39m x 3.81m)

A generous dining/reception room with a rear facing double glazed window and a central heated radiator.

Landing

Having a side facing double glazed window and access to all first floor accommodation.

Bedroom One

15' 7" x 12' 8" (4.75m x 3.86m)

Having two side facing double glazed windows, a central heated radiator and access to the bathroom.

Bedroom Two

13' 1" Max x 8' 9" (3.99m Max x 2.67m)

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

Bedroom Three

10' 1" Max x 8' 8" extending to 11' 6" Into Door Recess (3.07m Max x 2.64m extending to 3.51m Into Door Recess)

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

Bedroom Four

8' 11" x 6' 7" (2.72m x 2.01m)

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

Bathroom

A four piece suite comprising a wash hand basin on vanity unit, low flush W.C, bath and shower cubicle with an electric shower unit and tiling. Has a side facing double glazed window and a central heated radiator.

Garage

Having an up/over door to the front and a rear access door.

Outside

To the front of the property is are low maintenance lawns, driveway and a side gate to the rear garden.

The rear garden is very private thanks to hedgerows. There is are multiple paved patio areas and lawn.



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welcome to

Delta Way, Maltby Rotherham

- NO CHAIN!!!
- Four Bedroom Detached Family Home
- Extensively Extended To Rear
- Two Reception Rooms
- Family Bathroom & Downstairs W.C

Tenure: Freehold EPC Rating: D

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY105858 - 0002

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