

# Tickhill Road, Maltby Rotherham S66 7PB



# welcome to

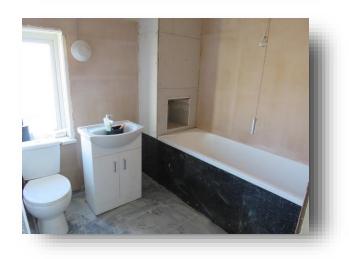
## **Tickhill Road, Maltby Rotherham**

Looking for a property to add your own stamp? This three double bedroom terraced property has been partially renovated by the current vendor and now gives a blank canvass for someone to come and finish to their own taste. Viewings are highly recommended to appreciate what has been done so far.













#### Hall

A front facing UPVC double glazed door open to the hall with ample storage.

#### Lounge

15' 7" Max x 10' 11" ( 4.75m Max x 3.33m ) Having a front facing double glazed window, central heated radiator and archway to the dining room.

#### **Dining Room**

12' 11" x 11' 9" Max ( 3.94m x 3.58m Max ) Having double glazed patio doors onto the rear garden, a central heated radiator and open plan to the kitchen.

#### Kitchen

9' 11" x 7' 1" ( 3.02m x 2.16m ) Having wall and base units, with contrasting worktops and and inset sink drainer. Plumbing is available for a washing machine. A double glazed door opens to the rear garden.

#### Landing

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

#### **Bedroom One**

14' x 9' 6" Max ( $4.27m \times 2.90m$  Max) Having built in wardrobes, a front facing double glazed window and a central heated radiator.

#### **Bedroom Two**

11' 3" x 9' 10" (  $3.43m\ x\ 3.00m$  ) Having a front facing double glazed window and a central heated radiator.

#### **Bedroom Three**

11' 10" Max x 10' 1" (3.61m Max x 3.07m) Having a rear facing double glazed window and a central heated radiator.

#### Bathroom

A three piece suite comprising a wash hand basin on vanity unit, low flush W.C. and bath with electric shower overhead. Has a central heated radiator,

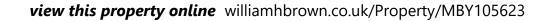


extractor fan and rear facing double glazed window.

#### Outside

To the front is a low maintenance garden.

To the rear is a large garden with a patio leading to a lawn, with a brick built outbuilding and W.C.





### welcome to

# **Tickhill Road, Maltby Rotherham**

- NO CHAIN!!
- Partially Renovated By Current Vendor
- Ready To Add Your Own Stamp
- Three Double Bedrooms
- **Two Reception Rooms**

Tenure: Freehold EPC Rating: E

guide price

£80,000





Property Ref: MBY105623 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

# atherdale Rd Walters Rd Wood Vw Hoyland St Google Map data ©2024 Please note the marker reflects the

postcode not the actual property

william h brown



R

01709 812301

maltby@williamhbrown.co.uk

54 High Street, Maltby, ROTHERHAM, South Yorkshire, S66 8LA



williamhbrown.co.uk