



**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 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 x 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.



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## 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MBY105623 - 0002

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