



Armstrong Walk, Maltby Rotherham S66 8QQ

welcome to

Armstrong Walk, Maltby Rotherham

A well-presented example of a three bedroom detached property located within this popular area of Maltby with great access to amenities. Having a newly fitted modern kitchen, utility, conservatory ,off street parking with an integral garage and an enclosed rear garden.



Lounge

15' x 13' 6" max (4.57m x 4.11m max)

Recently decorated lounge area with laminate flooring, has double glazed front facing window with an attractive gas fire and radiator central heating.

Kitchen Diner

10' 3" x 13' 6" max (3.12m x 4.11m max)

A fitted kitchen comprising a range of wall, drawer and base units, farmhouse style worktops, ceramic sink under a rear facing double glazed window. There is an integrated fridgefreezer, dishwasher, oven and gas hob with extractor hood. Has a central heated radiator and access to the conservatory through double glazed patio doors.

Conservatory

10' 1" x 14' 2" (3.07m x 4.32m)

A brick based conservatory with power, lighting, radiator central heating a PVC roof, side and rear double glazed windows, double glazed doors opening directly onto the rear garden.

Entrance Hall

Front facing double glazed composite door, central heating radiator, side facing double glazed window.

Bedroom 1

10' 9" x 8' 1" (3.28m x 2.46m)

Including Fitted wardrobes, laminate flooring. Having Front facing double glazed window and a central heated radiator.

Bedroom 3

8' 7" x 5' 10" (2.62m x 1.78m)

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

Bedroom 2

12' 6" x 9' 6" (3.81m x 2.90m)

Including Laminate flooring and fitted wardrobes, Having Rear facing double glazed window and a central heated radiator.

Bathroom

A three piece suite comprising a wash hand basin with a low flush W.C and a bath with shower overhead. Tiling to the walls, and a rear facing double glazed window.

Outside

To the front of the property is a drive way with room for 1 vehicle and access to integral garage, raised pebble boarders with paved steps for access to front of the house

The rear garden is fully enclosed and private with a paved patio leading onto an enclosed walled grass area.



view this property online williamhbrown.co.uk/Property/MBY105958



welcome to

Armstrong Walk, Maltby Rotherham

- 3 Bed Detached Property
- Conservatory
- Ideal Family Home
- Enclosed Rear Garden
- Off Road Parking with Integral Garage

Tenure: Freehold EPC Rating: D

offers in excess of

£210,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MBY105958](https://www.williamhbrown.co.uk/Property/MBY105958)



Property Ref:
MBY105958 - 0004

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.



william h brown



01709 812301



maltby@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)