



**Morrell Street, Maltby ROTHERHAM S66 7LH**

**welcome to**

**Morrell Street, Maltby ROTHERHAM**

Offered to the market with NO CHAIN is this three double bedroom terraced property with impressive open plan ground floor living, a modern kitchen, two bathrooms, utility room and a garage. Conveniently located for access to local amenities, transport links and the major motorway networks M1 & M18.



### **Porch**

A front facing UPVC double glazed door opens to the porch with front and facing double glazed windows, a central hotted radiator, lighting and internal door the lounge.

### **Lounge**

19' 2" Max x 10' 10" Max ( 5.84m Max x 3.30m Max )  
Open plan into the dining and kitchen. Has a front facing double glazed window, central heated radiator and stairs to the first floor.

### **Dining Area**

13' 5" x 11' 6" Max ( 4.09m x 3.51m Max )  
Open plan between the kitchen and lounge area. Having an understairs pantry cupboard, rear facing double glazed window and central heated radiator.

### **Kitchen**

10' 3" x 7' 2" ( 3.12m x 2.18m )  
A modern fitted kitchen comprising a range of wall, drawer and base units, with contrasting worktops, breakfast bar, tiled splashbacks and an inset sink drainer. Has an integrated electric oven and gas hob with extractor overhead. Space is available for an undercounter fridge. Has a rear facing double glazed window and door into the utility.

### **Utility**

9' 2" x 5' 7" ( 2.79m x 1.70m )  
Having space for a washing machine and tumble dryer with worktop above. Has a PVC roof, central heated radiator, side and rear facing double glazed windows and a UPVC double glazed door opening to the rear yard.

### **Downtairs Bathroom**

Currently in need of refurbishment this room currently has a W.C, wash hand basin and shower cubicle, two side facing double glazed window, downlights and a central heated radiator.

### **Landing**

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

### **Bedroom One**

13' 10" x 9' 3" Max ( 4.22m x 2.82m Max )  
Having a front facing double glazed window and a central heated radiator.

### **Bedroom Two**

11' 5" x 10' 8" Max ( 3.48m x 3.25m Max )  
Having a rear facing double glazed window and a central heated radiator.

### **Bedroom Three**

10' 10" Max x 9' 5" ( 3.30m Max x 2.87m )  
Having a front facing double glazed window and a central heated radiator.

### **Bathroom**

A three piece suite comprising a wash hand basin, low flush W.C and L shape bath with shower overhead. Has part tiling to the walls, a rear facing double glazed window a central heated towel rail.

### **Outside**

To the front is a low maintenance garden and to the rear is a low maintenance enclosed yard with brick built storage space.

### **Garage**

Located to the rear of the property with an up/over door and a single pedestrian door.



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## Morrell Street, Maltby ROTHERHAM

- NO CHAIN!!
- Three Double Bedrooms
- Impressive Open Plan Ground Floor Living
- Modern Kitchen
- Two Bathrooms

Tenure: Freehold EPC Rating: C

**£90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY105907 - 0002

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