



**Addison Road, Maltby Rotherham S66 8DG**

**welcome to**

**Addison Road, Maltby Rotherham**

Available with NO CHAIN is this well-presented semi-detached home on a sizeable plot giving great gardens, gated driveway for multiple cars and a detached DOUBLE GARAGE. Formerly a three bedroom it now offers two double bedrooms and spacious accommodation throughout. Viewings are highly recommended!



### **Porch**

13' 4" x 4' 10" ( 4.06m x 1.47m )

A fantastic addition to the property is this sizeable porch with front and rear facing double glazed composite doors, side facing double glazed windows, downlights and a brilliant storage cupboard.

### **Kitchen Diner**

20' 2" x 9' 4" Max ( 6.15m x 2.84m Max )

A fitted kitchen comprising a range of wall, drawer and base units, with contrasting worktops, tiled splashbacks and an inset sink drainer. Integrated appliances include a fridge, electric oven and electric hob with extractor hood overhead. Has downlights over the kitchen, two rear facing double glazed windows and a central heated radiator.

### **Lounge**

16' 7" Max x 12' ( 5.05m Max x 3.66m )

The focal point of the room is the electric fire with attractive surround. There are wall lights, display cupboard, a front facing double glazed window and central heated radiator.

### **Hall**

A front facing double glazed composite door opens to the hall with stairs rising to the first floor.

### **Landing**

There is a side facing double glazed window and access to the loft space.

### **Bedroom One**

16' 10" To Back Of Wardrobes x 10' 8" ( 5.13m To Back Of Wardrobes x 3.25m )

Having fitted wardrobes to one wall, a built in cupboard, a front facing double glazed window and a central heated radiator.

### **Bedroom Two**

11' 4" Max x 10' 8" ( 3.45m Max x 3.25m )

Having two rear facing double glazed windows and a central heated radiator.

### **Bathroom**

A modern four piece suite comprising a wash hand basin on vanity unit, low flush W.C, whirlpool bath and separate shower cubicle. Has tiling to the walls, extractor fan, central heated towel rail and a rear facing double glazed window.

### **Double Garage**

20' 2" To Door x 15' 11" Max ( 6.15m To Door x 4.85m Max )

A detached double garage with electric roller door, side high security door, power and lighting.

### **Outside**

Sat on a sizeable plot with a front fully enclosed low maintenance paved garden with a gate onto the road. A lockable side gate provides access to the rear garden.

The rear garden is a brilliant size with a paved patio area, steps rising to a lawn with various flower beds a shrubbery. A further set of steps provide access to the double garage and gated driveway with space for multiple vehicles.



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## Addison Road, Maltby Rotherham

- NO CHAIN!!
- Well-Presented Throughout
- Two Double Bedrooms
- Great Sized Gardens
- Gated Driveway For Multiple Vehicles

Tenure: Freehold EPC Rating: Awaited

# £160,000



Please note the marker reflects the postcode not the actual property

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