







welcome to

Byron Road, Maltby Rotherham

Offered to the market with NO CHAIN is this three bedroom end-terraced property on a corner plot. Having recently been refurbished internally offering a modern kitchen and bathroom and two reception rooms. Being conveniently located for access to local amenities, schools and transport links.













Entrance

A front facing UPVC door opens to the entrance with an understairs cupboard and open archway to the lounge.

Lounge

12' 11" extending to 16' 11" Into Entrance x 11' 5" (3.94m extending to 5.16m Into Entrance x 3.48m) Having a front facing double glazed window, two central heated radiators and open archway to the dining room.

Dining Room

13' 4" $Max \times 10'$ 10" ($4.06m Max \times 3.30m$) Having a rear facing double glazed window, central heated radiator, doors leading to the kitchen and stairs.

Kitchen

15' 7" x 6' (4.75m x 1.83m)

A fitted kitchen comprising a range of wall, drawer and base units, with contrasting wooden worktops, upstands and an inset sink drainer. Integrated appliances include a dishwasher, microwave and extractor hood. Space is available for a washing machine, cooker and fridge freezer. Has two side facing double glazed windows and a UPVC side door.

Landing

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

Bedroom One

13' x 9' 8" Max (3.96m x 2.95m Max) Having a front facing double glazed window and a central heated radiator.

Bedroom Two

10' 1" x 7' (3.07m x 2.13m)

Having a front facing double glazed windows and a central heated.

Bedroom Three

9' 7" Max x 5' 9" (2.92m Max x 1.75m) Having a rear facing double glazed window and a central heated radiator.

Bathroom

A four piece suite comprising a wash hand basin, low flush W.C, bath and shower cubicle. Having modern PVC paneling to the walls, a chrome central heated towel rail and a double glazed skylight.

Outside

Sat on a corner plot the property benefits from gardens to three sides, comprising of lawns and patios. There is also a brick built outbuilding.





welcome to

Byron Road, Maltby Rotherham

- NO CHAIN!!
- Three Bedroom End-Terraced
- Recently Refurbished Internally
- Modern Kitchen & Bathroom
- Two Reception Rooms

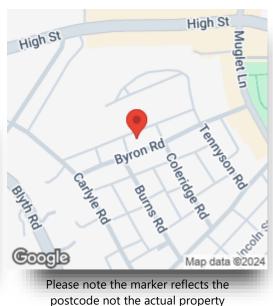
Tenure: Freehold EPC Rating: E

£90,000









view this property online williamhbrown.co.uk/Property/MBY105609



Property Ref: MBY105609 - 0003 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.





01709 812301



maltby@williamhbrown.co.uk



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



williamhbrown.co.uk

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.