



Millindale, Maltby Rotherham S66 7LE

welcome to

Millindale, Maltby Rotherham

Offered to Cash Buyers Only and available with NO CHAIN is this semi- detached three bedroom home with great potential throughout. Having deceptively spacious accommodation throughout and being fantastically located for access to the amenities of Maltby high street and transport links.



Entrance Hall

Access through a front wooden door, having a front double glazed window and a central heated radiator.

Kitchen

11' 9" x 9' 1" (3.58m x 2.77m)

A fitted kitchen with a range of wall, drawer and base units, incorporating a sink and drainer, with space available for a washing machine, fridge/freezer and cooker. With two rear facing double glazed windows, a side UPVC door and one central heated radiator.

Lounge

16' 1" x 10' 7" (4.90m x 3.23m)

Having a rear double glazed window and two central heating radiators.

Landing

Landing area with access to all bedrooms and bathroom, with a rear facing double glazed window and an airing cupboard.

Bedroom One

16' 1" x 8' 8" Max (4.90m x 2.64m Max)

Having a front and rear double glazed window and a central heating radiator.

Bedroom Two

12' 1" Max x 8' 9" (3.68m Max x 2.67m)

Having a rear double glazed window, a cupboard and a central heated radiator.

Bedroom Three

7' 6" x 7' 1" (2.29m x 2.16m)

With a rear double glazed window and one central heated radiator.

Shower Room

A three piece suite comprising a wash hand basin, a low flush W/C and a walk in shower. With side and rear double glazed windows and a central heated radiator.

Outside

On arriving at the property you will find an enclosed garden to both front and side, with an open garden to the rear with space for parking.

Agents Note

We believe that the property is of non-standard construction but have been limited as to the information available to confirm the construction type. We ask that buyers make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.



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Millindale, Maltby Rotherham

- NO CHAIN!!!
- Open To Cash Buyers Only!!
- Semi-Detached with Three Bedrooms
- Downstairs Shower Room
- Two Of The Bedrooms Are Double

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£80,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MBY106026 - 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.

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