



**Norwood Avenue, Maltby Rotherham S66 8JG**



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**Norwood Avenue, Maltby Rotherham**

Available to the market in a sought after area is this bay fronted three bedroom semi-detached property perfect for a growing family or first time buyer. Having an open plan kitchen diner, cosy lounge, modern family bathroom, driveway and outbuildings with potential for further development.



### Entrance Hall

Entrance through a front composite door leading to the stairs. Having a side double glazed window, one central heated radiator and a storage cupboard.

### Lounge

15' 6" x 12' 11" ( 4.72m x 3.94m )

A bright well lit lounge area with a front facing bay window and one central heated radiator.

### Kitchen

19' 4" x 9' 11" ( 5.89m x 3.02m )

A fully fitted kitchen comprising a range of wall draw and base units, a sink with drainer, one central heated radiator and access to a pantry cupboard. Having an integrated microwave, oven, gas hob, extractor fan and dishwasher. With plenty of light into the kitchen/diner by under cupboard spot lights, a rear facing double glazed window and rear patio doors leading onto the garden area.

### Landing

Landing area with doors to all bedrooms, bathroom and loft access. Having a side double glazed window.

### Bedroom One

11' 4" x 12' 9" ( 3.45m x 3.89m )

With a front facing double glazed window and one central heated radiator.

### Bedroom Two

11' 4" x 9' 10" ( 3.45m x 3.00m )

Having rear facing double glazed window and a central heated radiator.

### Bedroom Three

9' 8" x 8' 4" ( 2.95m x 2.54m )

With a side facing double glazed window and a central heated radiator.

### Bathroom

A modern 3 piece suite comprising a wash hand basin, a low flush W/C and bath tub, with spotlights, tiled walls and a central heated radiator. Having a side double glazed window giving lots of light into the bathroom.

### Outside

At the front of the property there is a gated paved driveway used for off road parking.

To the rear of the property is an enclosed garden with a paved patio and lawned area.

### Outbuildings

Attached outbuilding with both front and rear doors with further access from the kitchen area. Having a storage cupboard and a separate W/C. Great potential for further development to the outbuildings subject to planning permission.



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## Norwood Avenue, Maltby Rotherham

- \*\* GUIDE PRICE £170,000 - £175,000 \*\*
- Bay Fronted Semi-Detached
- Open Plan Kitchen Diner
- Modern Bathroom
- Enclosed Garden To The Rear

Tenure: Freehold EPC Rating: C

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY106022 - 0002

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