



Rolleston Avenue, Maltby Rotherham S66 8LN



welcome to

Rolleston Avenue, Maltby Rotherham

This deceptively spacious semi-detached property is well-presented throughout, having three bedrooms, a beautiful open plan kitchen/diner and lounge over looking the great sized rear garden. Fantastically located for access to Maltby high street, schools and transport links.



Entrance Hall

Entrance hallway with a front facing composite door, providing access to the kitchen/diner, living room and stairs which leads to the first floor landing whilst offering a good size storage cupboard,

Kitchen/Diner

22' 10" x 10' Max (6.96m x 3.05m Max)

A beautiful modern open plan kitchen diner featuring a fully fitted kitchen which compromises a range of wall and base units, partially tiled splashback lead to a dark work surface, extending to a breakfast bar area. Featuring an integrated oven with a four ring hob and extractor fan above. The kitchen area benefits from a rear facing double glazed window and a side facing PVC double glazed door, while the dining area has a front facing double glazed window, with a central heated radiator.

Lounge

12' 5" x 12' 4" Max (3.78m x 3.76m Max)

A beautiful bright cosy lounge area featuring rear facing PVC double glazed French style doors which open up onto the patio area of the rear garden. Having one central heated radiator.

Landing

The first floor landing provides access to the three bedrooms and bathroom, with loft access and a storage cupboard.

Bedroom One

12' 4" Max x 12' 6" (3.76m Max x 3.81m)

With two upvc double glazed rear facing windows, a central heating radiator and access to the loft via a ceiling hatch.

Bedroom Two

9' 6" x 9' 11" Max (2.90m x 3.02m Max)

With a rear facing PVC double glazed window and a central heated radiator.

Bedroom Three

6' 7" x 9' 11" (2.01m x 3.02m)

Benefiting from a front facing PVC double glazed

window and a central heating radiator.

Bathroom

A white three piece suite compromising a paneled bath with shower overhead, low flush W.C and a wash hand basin. Offering tiled splashbacks above the bath unit and a side facing double glazed window.

Outside

To the front of the property is a block paved driveway with off street parking for two cars and gated access to the side leading to the rear garden.

To the rear is a generous sized enclosed garden with a lawned area leading to a section of play bark at the bottom of the garden.



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welcome to

Rolleston Avenue, Maltby Rotherham

- Three Bedroom Semi-Detached Property
- Perfect For A Growing Family
- Modern and Well Presented Throughout
- Beautiful Open Plan Kitchen/Diner
- Cosy Lounge Area.

Tenure: Freehold EPC Rating: C

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106044 - 0002

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