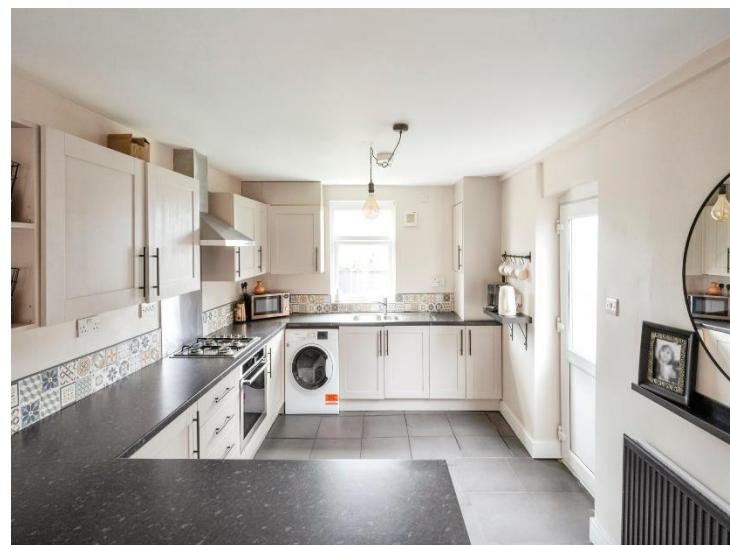




**Rolleston Avenue, Maltby Rotherham S66 8LN**



**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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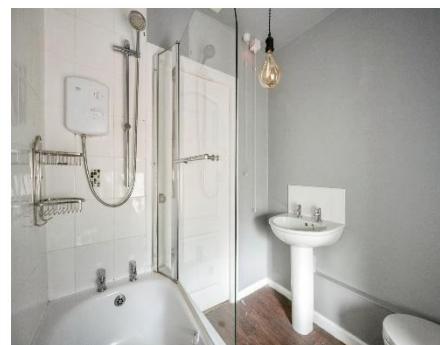
welcome to

## 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



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Property Ref:  
MBY106044 - 0002

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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.



Please note the marker reflects the postcode not the actual property



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