

# Adelaide Street, Maltby Rotherham S66 7JF



### welcome to

## Adelaide Street, Maltby Rotherham

Offered to the market with NO CHAIN is this three bedroom mid-terrace home being conveniently located close to local amenities, schools and major transport links, giving great potential for first-time buyers or investors.













#### **Entrance Porch**

Entrance through a front composite double glazed door.

#### Lounge

22' 6" x 12' 11" Max ( 6.86m x 3.94m Max ) Lounge area with both front and rear double glazed window and 2 central heated radiator.

#### Kitchen

#### 19' 3" x 7' 11" ( 5.87m x 2.41m )

A fully fitted kitchen compromising a range of wall draw and base units, with a stainless steel sink and drainer and an electric oven and hob. Having space for a fridge freezer, washing machine and dish washer. With a side double glazed window and a side upvc doubled glazed door.

#### Bathroom

A three piece bathroom comprising a wash hand basin, a w/c and paneled bath tub with mixer taps and an over head shower. Offering floor to ceiling tiling, a side double glazed window and one central heated radiator.

#### Landing

Landing area with access to loft and all bedrooms and bathroom.

#### **Bedroom One**

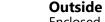
13' x 10' 2" Max Into Recess ( $3.96m \times 3.10m$  Max Into Recess) Double bedroom with a front facing double glazed window with one central heated radiator.

#### **Bedroom Two**

11' 10" x 9' 9" Max ( 3.61m x 2.97m Max ) Having a rear double glazed window and one central heated radiator.

#### **Bedroom Three**

8' 10" x 7' 11" ( 2.69m x 2.41m ) With a rear double glazed window and one central heated radiator.



Enclosed low maintenance yards to both the front and rear of the property.





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## Adelaide Street, Maltby Rotherham

- NO CHAIN.!!!
- Mid-Terrace with Three Bedrooms
- Ideal First Home or Investment
- Enclosed Rear Yard
- Gas Central Heating & UPVC Double Glazing

Tenure: Freehold EPC Rating: D

# £80,000

### view this property online williamhbrown.co.uk/Property/MBY105959



Property Ref: MBY105959 - 0002 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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# Firth Cres Neverthe of St Victoria St Victoria St Victoria St Nuglet LN Map data ©2025 Please note the marker reflects the postcode not the actual property

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