



**Poplar Rise, Maltby ROTHERHAM S66 8DZ**



**welcome to**

**Poplar Rise, Maltby ROTHERHAM**

Positioned on an amazing corner plot this property has many great features perfect for a family or first time buyer. Being semi-detached with three bedrooms, open plan kitchen/diner, cosy lounge and a family bathroom. Being positioned in great location close to local amenities and schools.



### Entrance Hall

Entrance to the property through a front facing upvc double glazed door leading into the hallway with stairs to the first floor accomendation. Featuring a side double glazed window and one central heated radiator.

### Lounge

12' 8" Max x 12' 7" ( 3.86m Max x 3.84m )

A cosy lounge area with a contemporary wall mounted electric fire being a real focal point to the room. The lounge also features a front facing double glazed window, a door leading to the kitchen/diner and one central heated radiator.

### Kitchen/Diner

18' 7" x 9' 1" ( 5.66m x 2.77m )

A well presented open kitchen/diner fitted with a range of wall, draw and base units with contrasting work surfaces housing a sink and drainer. Having an integrated electric oven, gas hob and extractor hood, whilst offering space for a washing machine and fridge freezer. The kitchen features tiled splashbacks, two rear double glazed windows and one central heated radiator. The kitchen also benefits from a pantry and access to the attached outbuildings.

### Landing

Providing access to all three bedrooms, bathroom and loft with access through a loft hatch. Landing area features a storage cupboard and a side double glazed window.

### Bedroom One

12' 9" Max x 12' 9" ( 3.89m Max x 3.89m )

A lovely bright front facing double bedroom with a front double glazed window and one central heated radiator.

### Bedroom Two

12' 4" x 9' 3" ( 3.76m x 2.82m )

A further double bedroom with a rear double glazed window and one central heated radiator.

### Bedroom Three

7' 9" Max x 8' 8" ( 2.36m Max x 2.64m )

Benefiting from a built in storage cupboard a front facing double glazed window and one central heated radiator.

### Bathroom

A lovely three piece suite comprising a wash hand basin, a w.c and a bath tub with shower overhead. Featuring tiling to the walls a rear and side double glazed window and one central heated radiator.

### Outside

On arriving at the property you will see a sizeable gated driveway with space available for multiple cars. The front also offers a lawned garden area with surrounding hedgerows.

To the rear is a fully enclosed lawned garden area.

### Outbuildings

Two attached outbuildings with double access through a front and rear wooden door whilst also having access from the property via the kitchen/diner.



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## **Poplar Rise, Maltby ROTHERHAM**

- Semi-Detached Property With Three Bedrooms
- Excellent Corner Plot
- Well-Presented Throughout
- Contemporary Wall Mounted Electric Fire In Lounge
- Two Attached Outbuildings With Access Via the Kitchen Area

Tenure: Freehold EPC Rating: D

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY106083 - 0003

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