



**Victoria Street, Maltby Rotherham S66 7JG**



**welcome to**

**Victoria Street, Maltby Rotherham**

Offered to the market with NO CHAIN is this three double bedroom terraced property with open aspect views to the front. Having two reception rooms, utility, downstairs w/c, bathroom and enclosed rear courtyard. Viewings are highly recommended to appreciate what is on offer.



### Utility

Entrance to the utility from the rear of the property through a rear upvc door, whilst having a side double glazed window, one central heated radiator and two internal doors to the cloakroom and kitchen. The utility area has worksurfaces and undercounter space for a washing machine and tumble dryer.

### Entrance Hall

Entrance to the property through a front facing upvc door with hallway leading to a storage cupboard an internal door leading to the lounge.

### Lounge

15' 6" Max x 11' 3" Max ( 4.72m Max x 3.43m Max )

A cosy lounge area with a front facing window with views of the open fields in front of the property, one central heated radiator and an arch way leading to the dining room. The lounge area has a real victorian feel to it with a gas fire and surround being a real focal to the room.

### Dining Room

12' 7" x 11' 4" Max ( 3.84m x 3.45m Max )

A rear facing dining area with a rear double glazed window, two internal doors leading to the kitchen and stairs for the first floor accommodation and an archway to the utility and cloakroom.

### Kitchen

7' 5" x 9' 6" ( 2.26m x 2.90m )

A fully fitted kitchen with wall draw and base units, tiled splashbacks and worksurfaces housing a sink and drainer. The kitchen benefits from an integrated electric oven and hob, space for an undercounter dishwasher and an open area with space for a fridge/freezer. Featuring two rear double glazed windows and one central heated radiator.

### Cloakroom

Conveniently having a downstairs w/c comprising a wash hand basin and w/c featuring a side double glazed window and one central heated radiator.

### Landing

landing with access to all three bedrooms, bathroom and loft through a loft hatch.

### Bedroom One

14' 1" x 9' 5" Max ( 4.29m x 2.87m Max )

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

### Bedroom Two

11' 2" x 9' 3" ( 3.40m x 2.82m )

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

### Bedroom Three

11' Max x 9' 11" ( 3.35m Max x 3.02m )

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

### Bathroom

A four piece bathroom comprising a wash hand basin, a low flush w/c, a bidet and a bath tub with electric shower overhead. The bathroom features tiling round the shower, w/c and sink, a rear double glazed window one central heated radiator.

### Outside

The front of the property offers a low maintenance garden area with beautiful views over looking miles of open fields.

To the rear of the property you will find a fully enclosed low maintenance paved area, the property also benefits from an outside tap.



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## **Victoria Street, Maltby Rotherham**

- NO ONWARD CHAIN!!
- Mid-Terrace With Three Double Bedrooms
- Open Aspect Views To The Front
- Utility Area and Downstairs w/c
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

# £95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY106072 - 0002

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