



Hollytree Avenue, Maltby Rotherham S66 8DY

welcome to

Hollytree Avenue, Maltby Rotherham

Nestled on a corner plot is this semi-detached three bedroom property having great features perfect for a family home or first time buyer. Offering two reception rooms with a beautiful log burner in the lounge, a utility and a sizeable enclosed rear garden.



Entrance Hall

Entrance to the property through a front facing upvc door leading onto the the stairs for the first floor accommodation. Featuring a side double glazed window and one central heated radiator.

Lounge

12' 7" x 12' 6" (3.84m x 3.81m)

A cosy front aspect lounge with a beautiful brick fireplace with a log burner fire being a real focal point for the room. The lounge benefits from a front facing double glazed window giving plenty of light into the room along with one central heated radiator.

Living Room

9' 3" x 9' (2.82m x 2.74m)

A rear facing dining area with rear double glazed patio doors leading onto the garden area. The room benefits from one central heated radiator.

Kitchen

9' 4" x 9' (2.84m x 2.74m)

A well presented fully fitted kitchen with a range of wall, draw and base units with tiled splashbacks and contrasting work surfaces housing a sink and drainer. The kitchen offers an integrated electric hob, oven and extractor fan above whilst also featuring a separate pantry area. Having a rear double glazed window, one central heated radiator and two internal door to the utility and pantry.

Utility

A multi-functional space featuring a front and rear door.

Landing

Landing area with access to all bedrooms, bathroom and loft through a loft hatch. The landing area features a side double glazed window.

Bedroom One

11' 7" Max x 9' 10" Max (3.53m Max x 3.00m Max)

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

Bedroom Two

11' x 9' 3" (3.35m x 2.82m)

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

Bedroom Three

8' 9" x 7' 8" Max (2.67m x 2.34m Max)

A front double glazed window and one central heated radiator.

Bathroom

A family three piece bathroom fitted with a low flush w/c, a wash hand basin and bath tub with a shower overhead. The bathroom features partly tiled walls a side and rear double glazed window and one central heated radiator.

Outside

Situated on a corner plot the front of the property offers a paved driveway perfect for off road parking.

To the rear of the property is a sizeable enclosed garden area with a patio and lawned section whilst featuring a variety of mature shrubs and plants.



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welcome to

Hollytree Avenue, Maltby Rotherham

- Three Bedroom Semi-Detached Home
- Corner Plot With A Sizeable Rear Garden
- Two Reception Rooms
- Beautiful Log Burner In Lounge
- Utility/Multifunctional Space

Tenure: Freehold EPC Rating: C

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106111 - 0002

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