



Beresford Road, Maltby Rotherham S66 7PF

welcome to

Beresford Road, Maltby Rotherham

This pleasing mid-terrace home has many benefits perfect for a first time buyer with three bedrooms and a stylish, modern shower room, This property also offers an open-plan lounge diner, seamlessly connected by an archway, creating a spacious and inviting living area.



Entrance Porch

Entrance to the property through a front facing upvc door leading into the dinning room.

Rear Entrance

Entrance from the rear yard through a upvc door with access to the kitchen and bathroom.

Lounge

12' 1" x 12' 11" Max (3.68m x 3.94m Max)

A rear aspect lounge with stairs leading to the first floor accommodation, having a rear double glazed window and one central heated radiator.

Dining Room

9' 10" x 12' 11" Max (3.00m x 3.94m Max)

Arch way leading from the lounge into the dining area, having a fronted doubled glazed window and one central heated radiator.

Kitchen

8' 3" x 8' 7" extending to 13' 5" (2.51m x 2.62m extending to 4.09m)

A fully fitted kitchen with wall draw and base units with contrasting work surfaces housing a stainless steel sink and drainer. The kitchen benefits from a pantry cupboard with plumbing for a washing machine, with space available in the kitchen for a cooker. Having a side double glazed window and one central heated radiator.

Landing

Landing area with access to all bedrooms bathroom and loft through a loft hatch.

Bedroom One

9' 10" x 12' 1" Max (3.00m x 3.68m Max)

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

Bedroom Two

9' 9" Max x 12' 2" (2.97m Max x 3.71m)

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

Bedroom Three

8' 10" x 8' 1" (2.69m x 2.46m)

Having a rear double glazed window and one central heated radiator.

Shower Room

A lovely modern shower room comprising a wash hand basin and low flush toilet vanity unit with added storage and surfaces along with a separate shower cubicle. The shower room features partly tiled walls, spotlighting and extractor fan, whilst having a side double glazed window and a central heated radiator.

Outside

The front of the property offers a low maintenance yard with stocked flower beds.

To the rear is a fully enclosed low maintenance yard.



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welcome to

Beresford Road, Maltby Rotherham

- No Onward Chain.!!
- Mid-Terrace With Three Bedrooms
- Ideal For First Time Buyers or Investors
- Downstairs Modern Shower Room
- Open Living Area with Archway

Tenure: Freehold EPC Rating: C

offers over

£90,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MBY106144 - 0002

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