

Willow Road, Maltby Rotherham S66 8DT



welcome to

Willow Road, Maltby Rotherham

Sat on a fantastic corner plot and available with no chain, this three bedroom semi-detached home is one not to be missed. Being well-maintained throughout, with front, side and rear gardens and off street parking. An ideal opportunity for a growing family or a first time home.













Entrance Hall

Entrance through a front facing double glazed upvc door leading to the stairs for the first floor accommodation.

Lounge

12' 8" Max x 21' 5" (3.86m Max x 6.53m) A sizeable lounge area with a cosy gas fireplace being a focal point to the room. Featuring a front facing double glazed window, sliding double glazed patio doors to the rear and two central heated radiators.

Kitchen

11' 2" Max x 8' 8" (3.40m Max x 2.64m) Fully fitted kitchen comprising wall draw and base units with tiled splashbacks and work surfaces housing a sink and drainer. The kitchen benefits from a side upvc door, a rear double glazed window and one central heated radiator.

Landing

Landing area with access to all first floor accommodation along with access to the loft through a loft hatch, having a side double glazed window.

Bedroom One

11' 10" x 10' 8" Max (3.61m x 3.25m Max) A front aspect double bedroom benefiting from built in wardrobes and storage cupboard. Having a front double glazed window and one central heated radiator.

Bedroom Two

12' 8" Max to back of wardrobes x 9' 2" (3.86m Max to back of wardrobes x 2.79m) A rear facing bedroom with a rear double glazed window, featuring fitted wardrobes and a central heated radiator.

Bedroom Three

 8^{\prime} 7" x 7' 10" Max (2.62m x 2.39m Max) Featuring a fitted storage cupboard, a front facing double glazed window and one central heated radiator.

Bathroom

A partly tilled bathroom fitted with a wash hand basin, a w/c and a bath tub with shower overhead. Having a side and rear double glazed window and one central heated radiator.

Outside

Sat on a corner plot the property benefits from front, side and rear gardens. They combine lawns, patios, hedgerows, stocked beds and shrubbery. Also benefits from a driveway to the side and a brick built shed to the rear garden.





welcome to

Willow Road, Maltby Rotherham

- NO CHAIN!!
- Semi-Detached With Three Bedrooms
- Fantastic Corner Plot
- Open Plan Lounge Diner
- Popular Residential Area

Tenure: Freehold EPC Rating: Awaited Council Tax Band: A

£160,000



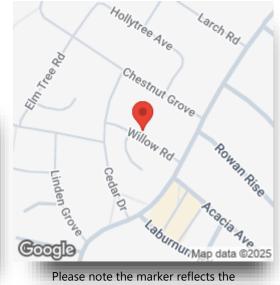


view this property online williamhbrown.co.uk/Property/MBY106005



Property Ref: MBY106005 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



postcode not the actual property

william h brown



R

01709 812301

maltby@williamhbrown.co.uk

54 High Street, Maltby, ROTHERHAM, South Yorkshire, S66 8LA



williamhbrown.co.uk