



Rowan Rise, Maltby ROTHERHAM S66 8BZ

welcome to

Rowan Rise, Maltby ROTHERHAM

Available with NO CHAIN is this three bedroom semi-detached home in a popular residential area of Maltby, being close to amenities, schools and major motorway networks. Having an open plan kitchen diner, utility room, conservatory, driveway and enclosed rear garden.



Entrance Porch

Entrance to the porch through wooden side doors with an internal upvc door leading into the hallway. Having one front double glazed window.

Entrance Hall

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

Lounge

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

Lovely lounge area with a gas fire and surround being the focal point to the room, whilst having a front double glazed window and one central heated radiator.

Kitchen/Diner

10' 11" Max x 9' 3" Max (3.33m Max x 2.82m Max)

Kitchen/diner fitted with wall draw and base units, with contrasting work surfaces housing a sink and drainer. Space is available for a washing machine, gas cooker and a fridge/freezer. The room benefits from a rear double glazed window, sliding doors to the conservatory and one central heated radiator.

Utility/Outbuilding

Conveniently offering a w/c. Outbuilding features front and rear doors and rear double glazed window.

Conservatory

9' 8" x 7' 6" (2.95m x 2.29m)

A rear double glazed window with sliding doors patio doors to the rear.

Landing

Landing with access to all bedrooms, bathroom and loft through a loft hatch, Featuring a side double glazed window and airing cupboard.

Bedroom One

10' 1" extending to 12' 7" into recess x 11' 2" (3.07m

extending to 3.84m into recess x 3.40m)

A front aspect double bedroom with a front facing double glazed window, fitted wardrobes and a central heated radiator.

Bedroom Two

12' 7" Into door from back of drobes x 8' 10" (3.84m Into

door from back of drobes x 2.69m)

Benefitting from fitted wardrobes, a rear double glazed window, one central heated radiator.

Bedroom Three

7' 11" x 8' 8" Max (2.41m x 2.64m Max)

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

Bathroom

Four piece bathroom suite, fitted with a a wash hand basin, a w/c, bath tub and corner shower cubicle.

Featuring tiling to the walls, a rear and side double glazed window and a central heated radiator.

Loft Space

Loft is boarded and insulated.

Outside

To the front is a driveway leading to the front porch and side utility/outbuilding.

To the rear is an enclosed garden split over different levels with a lawn, decking, stocked mature flower beds and various shrubs and trees.



view this property online williamhbrown.co.uk/Property/MBY106157



welcome to

Rowan Rise, Maltby ROTHERHAM

- NO CHAIN!!
- Three Bedroom Semi-Detached
- Open Plan Kitchen Diner
- Utility Room & Conservatory
- Driveway To Front

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

£165,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MBY106157](https://www.williamhbrown.co.uk/Property/MBY106157)



Property Ref:
MBY106157 - 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.



william h brown



01709 812301



maltby@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)