









welcome to

Blyth Road, Maltby Rotherham

A rare opportunity to purchase this beautifully presented home filled with character features, sizeable living accommodation and charming gardens. Having three reception rooms, stunning family kitchen, downstairs W.C, cellar, gated driveway, garage and more. Viewings are highly recommended!!













Entrance Porch

Entrance through a front facing upvc door, featuring a front and side double glazed window, lighting and an internal upvc door leading into the entrance hall.

Entrance Hall

Entrance from the porch through a upvc door leading onto the stairs for the first floor accommodation. Benefiting from a understairs cupboard, a side double glazed window and one central heated radiator.

Lounge

15' 1" Max into bay x 13' 11" (4.60m Max into bay x 4.24m)

A cosy lounge area with a gas fire and marble surround being a real focal point to the room. Featuring a beautiful fronted bay window, a side double glazed window and one central heated radiator.

Dining Room

18' 5" x 9' 11" extending to 11' 6" Into double doors (5.61m x 3.02m extending to 3.51m Into double doors) Dining area with double doors opening onto the kitchen area. Having a side double glazed window and one central heated radiator.

Kitchen

13' 10" x 11' 10" (4.22m x 3.61m)

A contemporary kitchen fitted with a range of wall, draw and base units, with contrasting work surfaces and upstands. The kitchen benefits from an integrated washing machine, dishwasher, fridge/freezer, double oven and induction hob, whilst featuring a sink/drainer and extractor fan. Featuring spotlights to the ceiling with further spotlights/downlights situated in the kitchen cupboards.

Rear Porch/Reception Room

14' 1" Max x 10' 5" Max (4.29m Max x 3.17m Max) Convenient space for a further reception room having a side double glazed window, upvc door to the rear garden and one central heated radiator.

Cloakroom

Conveniently offering a downstairs w/c with tiled walls, spotlights and a low flush w/c.

Landing

Landing area with access to all living accommodation along with access to the loft through a loft hatch, The landing also benefits from a sizeable storage cupboard.

Bedroom One

13' 9" Max x 11' 10" (4.19m Max x 3.61m) Double front facing bedroom, featuring a front facing window with acoustic glass and one central heated radiator.

Bedroom Two

14' x 11' 11" Max (4.27m x 3.63m Max)
A rear facing double bedroom with fitted wardrobes, featuring a rear double glazed window and one central heated radiator.

Bedroom Three

10' 9" x 7' 3" (3.28m x 2.21m)

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

Bathroom

A modern family bathroom fitted with a wash hand basin and vanity, a low flush w/c and a bath with electric shower over head. The bathroom features tiling to the walls and floor, a side double glazed window and one central heated radiator.

Outside

Arriving to the front of the property is a driveway that extends through double gates at the side of the property and onto the rear giving parking for multiple vehicles. The front garden has hedgerows, a lawn and stocked flower beds.

Arriving in the charming rear garden you are greeted by multiple seating areas across the garden, privacy from surrounding hedgerows, trees, shrubs, stocked beds and a brick built outhouse. "Outside also offers a cold water tap

Garage

15' 3" x 9' 2" (4.65m x 2.79m)

Access through an internal door from the rear porch with further access from an up and over front door, whilst conveniently offering both power and lighting.

Shed

Offering power and lighting.





welcome to

Blyth Road, Maltby Rotherham

- Beautifully Presented with Character Features **Throughout**
- Modern Family Kitchen & Three Reception Rooms
- Downstairs W.C & Cellar
- Gated Driveway For Multiple Cars & Garage
- Charming Front & Rear Gardens

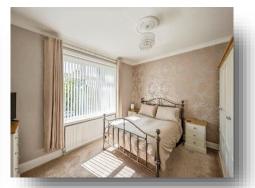
Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£265,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/MBY106168



Property Ref: MBY106168 - 0007 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 quidance 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.





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