



Blyth Road, Maltby Rotherham S66 7LF

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/drain 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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106168 - 0007

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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