









welcome to

Queen Mary Street, Maltby Rotherham

Offered to the market with NO CHAIN is this three bedroom mid-terraced property with a four piece bathroom, high specification kitchen, open-plan lounge diner and low maintenance enclosed courtyard to the rear. An ideal offering for a first time buyer or investor.













Entrance Porch

Entrance through a front facing double glazed door leading onto the hallway.

Lounge

10' 3" x 12' 10" (3.12m x 3.91m)

A front aspect lounge area with a front facing double glazed window and one central heated radiator.

Dining Room

11' 7" x 12' 11" (3.53m x 3.94m)

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

Kitchen

13' 3" x 7' 11" (4.04m x 2.41m)

Landing

Access to all living accommodation along with access to the loft through a loft hatch.

Bedroom One

10' 5" x 12' 11" Into recess (3.17m x 3.94m Into recess) A front facing double bedroom with a front facing double glazed window and one central heated radiator.

Bedroom Two

11' 6" x 9' 9" Into Recess (3.51m x 2.97m Into Recess) A double bedroom with a rear double glazed window, storage cupboard and a central heated radiator.

Bedroom Three

8' 8" x 7' 1" (2.64m x 2.16m)

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

Bathroom

A partly tiled bathroom comprising a wash hand basin, a w/c, paneled bath and electric shower cubicle. Featuring tilling to the floor, a central heated radiator and a side double glazed window.

Outside

This property offers a front a rear low maintenance garden area, with pebbled area to the front and patio ideal for a seating area to the rear.





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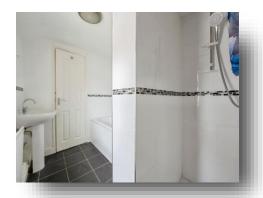
Queen Mary Street, Maltby Rotherham

- No Onward Chain!!
- Mid-Terraced With Three Bedrooms
- Ideal Home For A First Time Buyer Or Investor
- High Specification Kitchen
- Four Piece Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£85,000





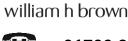




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Property Ref: MBY106141 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.





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