



Chadwick Drive, Maltby ROTHERHAM S66 8AL

welcome to

Chadwick Drive, Maltby ROTHERHAM

Sat on a desirable corner plot in a sought after location, this well-presented semi-detached ticks all the boxes for a perfect family home. Boasting an open plan kitchen/diner, three sizeable bedrooms, downstairs W.C, family bathroom, great enclosed rear garden and driveway for two cars.



Entrance Hall

Entrance through a front facing composite door leading onto the hallway and stairs for the first floor accommodation. Hallway benefits from one central heated radiator and a side double glazed window.

Cloakroom

Conveniently offering a downstairs w/c comprising a wash hand basin, low flush w/c and extractor fan. Cloakroom also benefits from a side double glazed window and one central heated radiator.

Lounge

17' 3" x 9' 7" Max (5.26m x 2.92m Max)

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

Kitchen/Diner

16' 7" x 9' 11" (5.05m x 3.02m)

Open plan kitchen/diner fitted with a range off wall, draw and base units with tiled splashbacks and contrasting worksurfaces housing the sink and drainer. The kitchen benefits from an integrated oven, hob and extractor with space available for a washing machine and fridge/freezer, Featuring spot lights to the ceiling, rear french doors to the garden area, a rear double glazed window and one central heated radiator.

Landing

Landing with access to both bedrooms, bathroom and loft through a loft hatch whilst also offering a side double glazed window.

Bedroom One

12' 4" x 9' 8" (3.76m x 2.95m)

A front aspect double bedroom with a front double glazed window and one central heated radiator.

Bedroom Two

14' 10" x 9' 7" Max (4.52m x 2.92m Max)

Double bedroom featuring a rear double glazed window and one central heated radiator.

Bedroom Three

9' 6" x 8' 5" (2.90m x 2.57m)

Benefiting from a rear double glazed window and one central heated radiator.

Bathroom

A partly tiled bathroom comprising a wash hand basin, a low flush w/c and bath with mains shower above. Featuring spot lights to the ceiling, a central heated radiator, extractor fan and a front double glazed window.

Outside

Situated on a corner plot the front of the property offers a lawned area surrounded by hedgerow giving added privacy. A driveway to the side of the property offers off road parking whilst having a gated entrance to the rear garden area.

To the rear is a fully enclosed private garden area with part lawn and decking.



view this property online williamhbrown.co.uk/Property/MBY106163



welcome to

Chadwick Drive, Maltby ROTHERHAM

- Semi-Detached With Three Sizeable Bedrooms
- Sought After Location
- Situated On A Great Corner Plot
- Open Plan Kitchen/Diner
- Downstairs W.C

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

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MBY106163



Property Ref:
MBY106163 - 0004

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