



Larch Road, Maltby Rotherham S66 8AZ

welcome to

Larch Road, Maltby Rotherham

This stylish and well-maintained three-bedroom semi-detached property offers spacious living across two elegant reception rooms, a sleek & modern family bathroom and a thoughtfully designed layout perfect for family life. With the added convenience of a detached garage and an enclosed garden area.



Entrance Hall

Entrance through a front facing composite door leading down the hallway to the stairs for the first floor accommodation. Featuring an understairs cupboard, one central heated radiator and two internal doors leading into the lounge and kitchen area.

Lounge

12' Max x 11' 6" (3.66m Max x 3.51m)
A lovely bright rear aspect lounge area with a rear double glazed window and one central heated radiator.

Dining Room

9' 10" x 12' 10" (3.00m x 3.91m)
Boasting rear double glazed french doors leading onto the tiered decking area in the rear garden. Dining area benefits from one central heated radiator.

Kitchen

15' 11" x 7' 11" (4.85m x 2.41m)
Fully fitted kitchen comprising a range of wall, draw and base units with contrasting worksurfaces housing the sink and drainer. Featuring an integrated washing machine, dishwasher, fridge/freezer, oven and microwave with the extra benefit on a pantry cupboard ideal for storage. Having a front double glazed window and one central heated radiator.

Landing

With access to all bedrooms, bathroom and loft through a loft hatch. Landing benefits from a front double glazed window.

Bedroom One

11' 11" x 12' 10" (3.63m x 3.91m)
Rear facing double bedroom with a rear double glazed window, a handy storage cupboard and one central heated radiator.

Bedroom Two

12' 2" x 8' 8" extending to 11' 4" (3.71m x 2.64m extending to 3.45m)

A further second bedroom featuring a rear double glazed window and one central heated radiator.

Bedroom Three

8' 7" x 8' 9" (2.62m x 2.67m)
Having a front double glazed window and one central heated radiator.

Bathroom

Fully tiled modern family bathroom comprising a wash hand basin, low flush w/c and bath with mains shower above. Featuring spotlights to the ceiling, a front double glazed window, extractor fan and a central heated towel radiator.

Outside

The front of the property offers a gated shared driveway leading up to the detached garage with space for off road parking, with gated access to the rear garden. The front has a sense of privacy with a front lawned garden area surrounded by hedgerow.

To the rear is a fully enclosed private garden with a tiered decked seating area, lawn and a paved patio situated at the bottom of the garden. The rear garden is surrounded by hedgerow giving it a sense of tranquil and privacy.

Detached Garage

Detached garage with an up and over front door and a side window,



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welcome to

Larch Road, Maltby Rotherham

- Semi-Detached With Three Bedrooms
- Beautifully Presented Throughout
- Two Reception Rooms
- Contemporary Kitchen
- Modern Family Bathroom

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

£175,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MBY106235 - 0003

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