



**Lincoln Street, Maltby Rotherham S66 7LW**



**welcome to**

**Lincoln Street, Maltby Rotherham**

Not to be missed and ready to move straight in is this beautifully presented two bedroom mid terraced property which has recently been renovated to a high standard. Boasting a contemporary kitchen with pantry and a beautiful modern three piece bathroom and is available with NO ONWARD CHAIN.



### **Lounge/Diner**

22' 5" x 12' 11" Max ( 6.83m x 3.94m Max )

An open plan lounge/dinner boasting an electric fire and surround being the focal point to the room along with two central heated radiators for extra warmth. The lounge area benefits from a double glazed window to the front whilst the lounge has a double glazed window to the rear. An internal door leading to the kitchen area.

### **Kitchen**

9' extending to 13' 6" Into door x 7' 11" Max ( 2.74m extending to 4.11m Into door x 2.41m Max )

A modern fully fitted kitchen comprising a range of wall and base units with white tiled splashbacks and worksurfaces housing the inset sink and drainer. Integrated appliances include an oven, hob and extractor hood while space is available for a washing machine. Featuring a double glazed window to the side, a upvc door to the rear and one central heated radiator. The kitchen also has the added benefit of a pantry cupboard which offers both power and lighting.

### **Landing**

Landing with access to all bedrooms, bathroom and loft through a loft hatch. Having a double glazed window to the side and one central heated radiator. The landing also has the added benefit of a positive in put ventilation system.

### **Bedroom One**

12' 10" x 9' 11" ( 3.91m x 3.02m )

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

### **Bedroom Two**

12' x 9' 10" Max ( 3.66m x 3.00m Max )

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

### **Bathroom**

A beautiful modern three piece bathroom fitted with a wash hand basin, low flush w/c and bath with mains shower overhead. Featuring modern paneling to the walls, a double glazed window to the rear and one central heated radiator.

### **Outside**

With a pebbled area to the front of the property and a fully enclosed area to the rear having artificial grass and decking.



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## **Lincoln Street, Maltby Rotherham**

- No Onward Chain!!
- Mid-Terrace With Two Double Bedrooms
- Modern And Well-Presented Throughout
- Recently Renovated To A High Standard
- Open Plan Lounge/Diner

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£90,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MBY106292 - 0003

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