



**Queen Mary Street, Maltby Rotherham S66 7JB**



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**Queen Mary Street, Maltby Rotherham**

Offered to the market is this End Terrace Property perfect for a first time buyer or investor alike. Situated on a corner plot close to local amenities this property boasts spacious living with two double bedrooms, an open plan lounge diner, a sizable bathroom and driveway for off road parking.



### Entrance Porch

Entry through a front facing composite door with an internal door leading to the lounge.

To the rear is a fully enclosed low maintenance yard.

### Lounge/Diner

22' 7" x 12' 10" Max ( 6.88m x 3.91m Max )

A dual aspect open plan lounge diner with both front and rear double glazed windows and two central heated radiators. Two Internal doors from the dining area one leading to the stairs for the first floor accommodation whilst the other leads to the kitchen.

### Kitchen

21' 5" Max x 7' 11" Max ( 6.53m Max x 2.41m Max )

Fully fitted kitchen comprising a range of wall, draw and base units with contrasting work surfaces housing the sink and drainer. Boasting a handy understairs storage cupboard, two double glazed windows to the side and a rear composite door.

### Landing

Access to both bedrooms and bathroom along with access to the loft through a loft hatch. Landing area benefits from one central heated radiator.

### Bedroom One

13' Max x 10' 4" ( 3.96m Max x 3.15m )

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

### Bedroom Two

11' 9" x 9' 9" Max ( 3.58m x 2.97m Max )

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

### Bathroom

Partly tiled bathroom comprising a wash hand basin, low flush w/c and bath. Having a rear double glazed window and one central heated radiator.

### Outside

Gated entry to the front of the property with a garden area to the side with access to the rear garden. The property benefits from a driveway which is accessible from the side of the property.



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## Queen Mary Street, Maltby Rotherham

- End Terrace With Two Double Bedrooms
- Ideal Home For A First Time Buyer Or Investor
- Sizeable Living Areas
- Open Plan Lounge Diner
- Driveway For Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£85,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY106271 - 0003

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