



Maple Avenue, Maltby Rotherham S66 8AY



welcome to

Maple Avenue, Maltby Rotherham

Tucked away in a friendly neighbourhood this semi-detached two bedroom property is perfect for a first-time buyer with its many features including a stunning modern bathroom, conservatory, a sizeable garden to the rear, off road parking and outbuildings perfect for added storage.



Entrance Hall

Entry to the property through a side composite door featuring a front double glazed window and one central heated radiator. Hallway with stairs leading to the first floor accommodation with internal doors to the lounge, kitchen and cloakroom.

Cloakroom

Conveniently offering a low flush w/c with tiling to the walls and a double glazed window to the rear.

Lounge

11' 8" Max x 12' 11" (3.56m Max x 3.94m)

Front facing lounge benefiting from a double glazed window to the front, patio doors leading to the conservatory and one central heated radiator.

Kitchen

11' 8" Max x 9' 11" (3.56m Max x 3.02m)

A fully fitted kitchen comprising a range of wall, draw and base units with contrasting work surfaces housing the sink and drainer. Integrated appliances include an electric oven, hob and extractor with space available for a washing machine and fridge/freezer. Featuring spot lights to the ceiling, a side upvc door to the outbuildings and one central heated radiator.

Conservatory

9' 9" Max x 9' 4" Max (2.97m Max x 2.84m Max)

With a pvc roof, double glazed window to the side and rear and double glazed french doors to the rear.

Landing

Access to all living accommodation along with access to a storage cupboard and benefiting from one double glazed window to the front.

Bedroom One

10' 11" x 12' 11" (3.33m x 3.94m)

A dual aspect double bedroom with double glazed windows to both front and rear whilst also benefiting from one central heated radiator.

Bedroom Two

13' Max x 8' 6" (3.96m Max x 2.59m)

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

Bathroom

A three piece modern bathroom comprising a wash hand basin and vanity, low flush w/c and bath with mains shower overhead, Featuring an illuminated mirror, extractor fan, central heated towel radiator and a side double glazed window.

Outside

The front of the property benefits from a gated driveway to the side perfect for off road parking, with a lawned garden area to the front.

To the rear you will see a sizeable fully enclosed lawned garden area with a paved path leading to the bottom of the garden. The rear of the property also benefits from an outside tap.

Outbuildings

Attached outbuilding featuring two rooms perfect for added storage to the property. With a wooden door to the front and a upvc door to the rear.



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welcome to

Maple Avenue, Maltby Rotherham

- Semi-Detached Property With Two Bedrooms
- Perfect Home For A First Time Buyer
- Modern Three Piece Bathroom
- Attached Outbuildings Perfect For Storage
- Downstairs Cloakroom With w/c

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106280 - 0003

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