









welcome to

Ash Grove, Maltby Rotherham

A fantastic renovation opportunity offered with NO ONWARD CHAIN! This three-bedroom Mid-Terraced home offers immense potential and perfect for a first-time buyer or investor, a great blank canvas to make your mark. With good size bedrooms, a sizeable lounge and an enclosed garden to the rear

Entrance Hall

Entrance to the property through a front facing upvc door leading to the stairs for the first floor accommodation with an internal door leading to the lounge.

Lounge

12' 11" x 13' 9" (3.94m x 4.19m)

Front facing lounge with an electric fire and surround. Benefiting from a front facing double glazed window, one central heated radiator and a storage cupboard.

Kitchen

7' 10" x 11' 9" (2.39m x 3.58m)

Fitted with wall, draw and base units with tiled splashbacks and worksurfaces houses the sink and drainer. The kitchen features an oven and gas hob with space available for a washing machine. Featuring a rear double glazed window and open access to the rear entrance hall.

Rear Entrance Hall

Entrance from the rear through a upvc door with access to the downstairs bathroom and kitchen.

Downstairs Shower Room

Fitted with a w/c, wash hand basin and walk in shower with tilled walls and an electric shower. The shower room benefits from a rear and side double glazed window.

Bedroom One

9' 8" x 15' 8" into Recess ($2.95 \, \text{m} \times 4.78 \, \text{m}$ into Recess) A double bedroom with a front facing double glazed window, one central heated radiator and a storage cupboard.

Bedroom Two

11' 4" x 9' 1" (3.45m x 2.77m)

A rear facing double bedroom with two double glazed windows to the rear and one central heated radiator.

Bedroom Three

8' 1" x 11' 9" (2.46m x 3.58m)

With a rear facing double glazed window, one central heated radiator and a storage cupboard.

Outside

The front of the property benefits from a gated garden area with a shared pathway leading down the side of the property onto the rear garden.

The rear of the property benefits from a fully enclosed garden area.









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- No Onward Chain!!
- Perfect Renovation Opportunity
- Potential To Be A Great First Time Home
- Sizeable Lounge Area
- Good Size Bedrooms

Tenure: Freehold EPC Rating: D

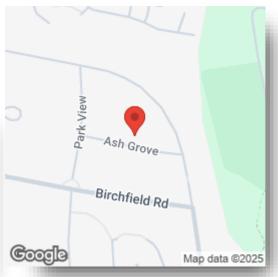
Council Tax Band: A

£85,000









Please note the marker reflects the postcode not the actual property

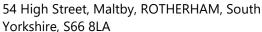
view this property online williamhbrown.co.uk/Property/MBY106253



Property Ref: MBY106253 - 0002 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.



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