



**Ash Grove, Maltby Rotherham S66 7DT**

**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 tiled 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 ( 2.95m x 4.78m 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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## **Ash Grove, Maltby Rotherham**

- 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

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Property Ref:  
MBY106253 - 0002

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