









# welcome to

# **Muglet Lane, Maltby Rotherham**

Located within a popular residential area in Maltby with access to local amenities & transport links making it an ideal opportunity for a first time buyer or investor alike. This Three Bed Mid-Terraced Property features spacious living areas, a downstairs bathroom and a brick build outdoor store.

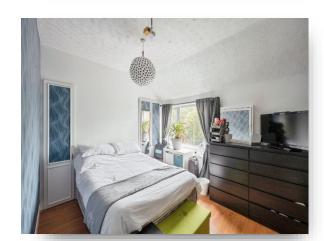












#### **Entrance Porch**

Entrance to the property through a front facing upvc door with an internal door leading to the lounge.

## Lounge

12' 11" x 9' 10" ( 3.94m x 3.00m )

Lounge area with a front facing double glazed window and one central heated radiator.

## **Dining Room**

12' x 12' 11" ( 3.66m x 3.94m )

Rear facing double glazed window and one central heated radiator. Dining area has two internal doors one leading to the kitchen and another leading to the stairs for the first floor accommodation.

#### Kitchen

8' 10" x 8' 1" ( 2.69m x 2.46m )

Fully fitted kitchen with a range of wall, draw and base units with tiled splashbacks and worksurfaces housing the sink with mixer taps. Featuring an integrated oven and gas hob. The kitchen benefits from a double glazed window and a upvc door to the side whilst also benefiting from one central heated radiator.

#### **Rear Hall**

Space providing access from the kitchen onto the bathroom with space available for a washing machine and fridge/freezer.

#### **Bathroom**

Fully tiled bathroom fitted with a wash hand basin, w/c and bath with shower over head. Featuring a side double glazed window.

## Landing

Leading on from the stairs landing area with access to all three bedrooms

### **Bedroom One**

11' 3" x 9' 10" ( 3.43m x 3.00m )

Double bedroom with a front facing double glazed window fitted wardrobes and one central heated radiator.

#### **Bedroom Two**

8' 4" x 12' 2" ( 2.54m x 3.71m )

Rear facing double bedroom with a double glazed window to the rear and one central heated radiator.

#### **Bedroom Three**

8' 10" x 7' 11" ( 2.69m x 2.41m )

Having a front facing double glazed window and one central heated radiator.

#### **Outside**

The front of the property offers a low maintenance paved area whilst the rear features a paved path leading to a brick built outbuilding perfect for storage.





## welcome to

# Muglet Lane, Maltby Rotherham

- Mid Terrace With Three Bedrooms
- Spacious Living Areas
- Ideal Home For A First Time Buyer
- Open Plan Lounge/Diner
- Downstairs W/C

Tenure: Freehold EPC Rating: E

Council Tax Band: A

# £95,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/MBY106323



Property Ref: MBY106323 - 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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