



Muglet Lane, Maltby Rotherham S66 7JU

welcome to

Muglet Lane, Maltby Rotherham

This Two-Bed Mid-Terraced home is ideally located within a popular residential area and close to local amenities, offering convenience and comfort. With its practical open plan layout and four piece bathroom, this home is an excellent choice for a first-time buyer or investor alike.



Entrance Porch

Entry to the porch through a front facing composite door with internal door leading to lounge/diner,

Lounge/Diner

22' 4" Max x 12' 8" Max (6.81m Max x 3.86m Max)

A dual aspect lounge/diner featuring a double glazed window to both the front and rear, an open arch way joining both the lounge and diner and a door leading to the stairs for the first floor accommodation. The lounge/diner features two central heated radiators.

Kitchen

20' 3" Max x 8' Max (6.17m Max x 2.44m Max)

Fully fitted with wall, draw and base units with tiled splashbacks and contrasting work surfaces housing the sink and drainer. Integrated appliances include oven, hob and extractor with space available for a washing machine and fridge/freezer. The kitchen also benefits from a side and rear double glazed window, a upvc door to the side and one central heated radiator.

Landing

With access to all bedrooms, bedrooms and loft through a loft hatch. Having a double glazed window to the side and one central heated radiator.

Bedroom One

12' 9" Max x 9' 8" (3.89m Max x 2.95m)

A front aspect double bedroom with a double glazed window to the front and one central heated radiator.

Bedroom Two

12' 2" x 9' 9" Max (3.71m x 2.97m Max)

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

Bathroom

Four piece bathroom fitted with a wash hand basin, w/c, bath and shower cubicle. Featuring partly tiled walls, a double glazed window and one central heated radiator.

Outside

Offering a low maintenance garden area to both the front and back. with a shared gate entry to the front.



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welcome to

Muglet Lane, Maltby Rotherham

- Mid-Terraced Property With Two Double Bedrooms
- Located Within A Popular Residential Area In Maltby
- Perfect For A First Time Buyer Or Investor
- Open Plan Living Space
- Four Piece Sizeable Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106325 - 0003

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