



Tickhill Road, Maltby Rotherham S66 7PB

welcome to

Tickhill Road, Maltby Rotherham

This well-presented three double bedroom home has been recently refurbished and available with NO CHAIN! Offering spacious living throughout, being move in ready, featuring two reception rooms, modern kitchen and bathroom makes it an ideal choice for a first-time buyers.



Entrance Hall

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

Lounge

15' 8" Max x 11' 3" (4.78m Max x 3.43m)

A bright well lit lounge featuring a double glazed window to the front, one central heated radiator and an open arch to the dining area.

Dining Room

13' x 11' 7" Max (3.96m x 3.53m Max)

Dining room with a rear double glazed window, one central heated radiator and an internal door leading to the, kitchen, rear hall and stairs to the first floor accommodation.

Kitchen

7' 2" x 9' 11" (2.18m x 3.02m)

Fully fitted modern kitchen comprising a range of wall, draw and base units with tiled splashbacks and contrasting marble effect work surfaces housing the stainless steel sink and drainer. Integrated appliances include an oven, hob and extractor hood. The kitchen also benefits from a pantry cupboard, one central heated radiator and a double glazed window to the rear.

Rear Entrance

Entry from the rear through a upvc door leading onto a rear entrance hall with internal door access to the dining area.

Landing

Landing with access to all bedrooms and bathroom.

Bedroom One

14' 4" x 9' 11" Max (4.37m x 3.02m Max)

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

Bedroom Two

10' 1" Max x 10' (3.07m Max x 3.05m)

A double bedroom featuring a double glazed window to the rear and one central heated radiator.

The boiler for the property is also located within this bedroom.

Bedroom Three

11' 2" x 8' 10" (3.40m x 2.69m)

Front facing bedroom with a double glazed window to the front and one central heated radiator.

Bathroom

Three piece bathroom fitted with a wash hand basin, low flush w/c and bath with shower above. Featuring a rear double glazed window and one central heated radiator,

Outdoor Store

6' 5" x 5' 1" (1.96m x 1.55m)

Brick built outbuilding perfect for added storage,

Outside

The front of the property benefits from a garden area with shared entrance and path leading to the front door.

To the rear is a fully enclosed low maintenance yard with access to the outdoor store.



view this property online williamhbrown.co.uk/Property/MBY106340



welcome to

Tickhill Road, Maltby Rotherham

- No Onward Chain!!
- Three Double Bedroom Property
- Recently Refurbished Throughout
- Ready To Move Straight In
- Perfect Home For A First Time Buyer

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£110,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MBY106340](https://www.williamhbrown.co.uk/Property/MBY106340)



Property Ref:
MBY106340 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01709 812301



maltby@williamhbrown.co.uk



54 High Street, Maltby, ROTHERHAM, South
Yorkshire, S66 8LA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)