



**Highfield Park, Maltby Rotherham S66 7DU**

**welcome to**

**Highfield Park, Maltby Rotherham**

\*\*\*GUIDE PRICE £120,000 - £125,000\*\*\* Offered to the market with NO CHAIN is this brilliant example of a THREE bedroom SEMI-DETACHED property in Maltby!! Boasting off street parking, garage and large rear garden this home is ideal for a multitude of buyers!!



### **Entrance Hall**

Entering into the property there is a front facing uPVC door, laminate flooring and stairs rising to first floor.

### **Lounge**

10' 10" x 16' ( 3.30m x 4.88m )

The lounge comprises of two front facing double glazed windows and two rear facing double glazed windows offering dual aspect, centrally heated radiator, electric fire with hearth surround, laminate flooring & coving.

### **Kitchen**

10' 1" x 8' 9" ( 3.07m x 2.67m )

The kitchen comprises of a rear facing double glazed window & uPVC door leading onto the garden, fitted wall and base units with part tiling to walls & flooring, stainless steel sink & matching drainer, centrally heated radiator & storage cupboard.

### **Bathroom**

The bathroom comprises of front and side facing double glazed windows with privacy glass, fully tiled walls and flooring, matching three piece suite with wash hand basin, low flush w/c & bath with mixer taps and power shower overhead & centrally heated radiator.

### **Landing**

The landing comprises of a rear facing double glazed window carpet flooring, and door access to all bedrooms.

### **Bedroom One**

15' 11" x 8' 10" MAX ( 4.85m x 2.69m MAX )

The master bedroom comprises of dual aspect windows with front and rear double glazed windows, carpet flooring, built in cupboard space which houses the GCH boiler, there is also a centrally heated radiator.

### **Bedroom Two**

12' 8" x 7' 7" Plus Recess ( 3.86m x 2.31m Plus Recess )

The second bedroom comprises of a front facing double glazed window, carpet flooring and centrally heated radiator.

### **Bedroom Three**

8' x 7' 11" ( 2.44m x 2.41m )

The third bedroom comprises of a rear facing double glazed window, carpet flooring and centrally heated radiator.

### **Garage**

The garage is detached from the house & comprises of an up and over door with electric and lighting & a side facing single glazed window.

### **Outside & Exterior**

To the front of the property there is a low maintenance lawn with garden wall, there is a gated entrance onto the block paved driveway with gates further back again towards to garage, to the rear of the property there is a large low maintenance lawn which is privatised & enclosed by fencing to all sides.



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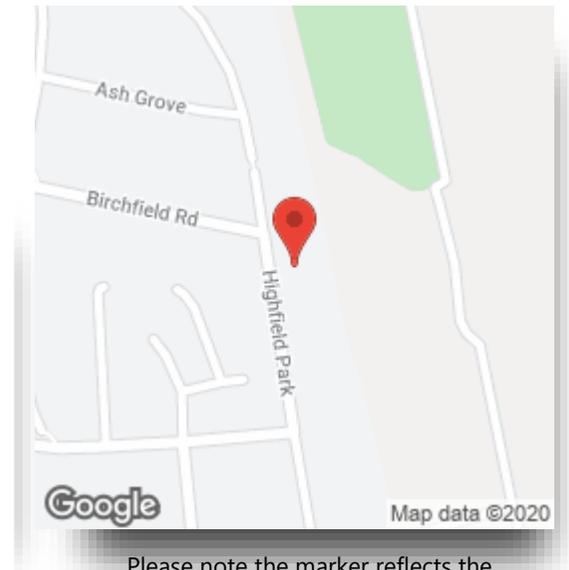
## Highfield Park, Maltby Rotherham

- \*\*\*GUIDE PRICE £120,000 - £125,000\*\*\*
- NO CHAIN!!
- Spacious Throughout
- Off Street Parking & Garage
- Excellent Rear Garden

Tenure: Freehold EPC Rating: D

guide price

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY104485 - 0004

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