



**Maple Avenue, Maltby Rotherham S66 8AY**



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## **Maple Avenue, Maltby Rotherham**

This three-bed semi-detached home offers a fantastic refurbishment opportunity, perfect for first-time buyers eager to make a space their own. Tucked away in a friendly neighbourhood, it features a private rear garden and convenient off-street parking and offered with NO ONWARD CHAIN!!



### Entrance Hall

A front facing UPVC double glazed door opens to the hall with a side facing double glazed window, a central heated radiator, stairs rising to the first floor and two cupboards.

### Lounge

9' 5" x 13' 9" ( 2.87m x 4.19m )

A front aspect lounge area with a gas fireplace and surround being a real focal point to the room, whilst benefiting from a front facing double glazed window and one central heated radiator.

### Dining Room

9' 5" x 7' 1" ( 2.87m x 2.16m )

Dining area featuring a rear double glazed window and one central heated radiator.

### Kitchen

10' 7" x 10' 4" ( 3.23m x 3.15m )

Fully fitted kitchen comprising a range of wall, draw and base units with worksurfaces housing the sink and drainer. Kitchen benefits from a side door and a front facing double glazed window.

### Landing

Access to all bedrooms and bathroom.

### Bedroom One

9' 6" x 13' 9" ( 2.90m x 4.19m )

A front facing double bedroom with a front double glazed window and one central heated radiator,

### Bedroom Two

7' x 13' 6" ( 2.13m x 4.11m )

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

### Bedroom Three

9' 3" x 7' 8" ( 2.82m x 2.34m )

A front facing bedroom featuring a front double glazed window and one central heated radiator.

### Bathroom

A three piece suite comprising a wash hand basin,

w.c. and bath. Having tiling to the walls, a central heated radiator and rear facing double glazed window.

### Outbuildings

Being attached to the property and access from the kitchen or front and rear doors. Having two separate storage rooms suitable for potential conversion subject to suitable planning regulations or permissions.

### Outside

This property provides a gated driveway perfect for off road parking along with a lawned area to the front of the property.

To the rear is a fully enclosed lawned area.



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## Maple Avenue, Maltby Rotherham

- No Onward Chain!!
- Perfect Refurbishment Opportunity
- Ideal Property For A First Time Buyer
- Semi-Detached With Three Bedrooms
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £150,000



Please note the marker reflects the postcode not the actual property

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