



26 Norwood Avenue, Maltby, Rotherham, South Yorkshire, S66 8JJ

**Offers In The Region Of £190,000**

Welcome to Norwood Avenue, Maltby, a charming and sought after corner plot that could be the perfect setting for your new home. This delightful property boasts four bedrooms over two floors with a stunning re-fitted family bathroom, offering ample space for a growing family or those who love to entertain guests.

With versatile accommodation this is a substantial family home.

Situated in a peaceful neighbourhood, this house exudes warmth and character, making it ideal to create lasting memories.

## ENTRANCE HALL

With uPVC front door, radiator and stairs rising to first floor.

## LOUNGE 13'1" x 12'9" (3.99 x 3.9)

With front facing uPVC bay window, central heating radiator and laminate flooring

## DINING ROOM 9'4" x 9'11" (2.87 x 3.03)

With central heating radiator, laminate flooring and rear facing uPVC patio doors opening into the garden

## KITCHEN 9'7" x 9'11" (2.94 x 3.03)

2.94m x 3.03m

Fitted with a range of wall base and drawer units with contrasting worktops, integrated electric oven and four ring induction hob with extractor over, space and plumbing for dishwasher. Ceramic sink and drainer with mixer tap set beneath the rear facing uPVC window.

## UTILITY ROOM 9'2" x 17'7" (2.81 x 5.37)

With front and rear UPVC entrance doors, plumbing for washing machine and space for Fridge Freezer and Tumble Dryer. Breakfast Bar, front facing double glazed window, central heating radiator and two further storage cupboards and downstairs WC.

## W.C.

Fitted with a low flush WC and pedestal wash hand basin.

## FIRST FLOOR LANDING

With side facing uPVC window. An inner Landing leads to the staircase rising to the second floor

## FRONT BEDROOM ONE 10'7" x 12'9" (3.24 x 3.9)

With uPVC window and radiator.

## BEDROOM TWO 11'6" x 9'11" (3.52 x 3.03)

With rear facing uPVC window and radiator

## BATHROOM 7'6" x 6'11" (2.3 x 2.13)

Re-fitted with a walk-in shower enclosure, wash hand basin and low flush WC, tiling to walls, heated towel rail and side facing double glazing opaque window.

## SECOND FLOOR BEDROOM THREE 17'7" x 7'2" (5.38 x 2.2)

With velux window and wall mounted timed electric heater.

## SECOND FLOOR BEDROOM FOUR 14'8" x 7'2" (4.48 x 2.2)

With velux window and wall mounted timed electric heater.

## OUTSIDE

The front of the property is enclosed with gated access, well presented garden areas mainly laid to lawn with flowered borders, path leading to front entrance doors and driveway providing off road parking.

To the rear is a lawn with pebbled borders, paved path and raised decked seating area.

## MATERIAL INFORMATION

Council Tax Band B

Tenure Freehold

Property Type Semi-detached house

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type : driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

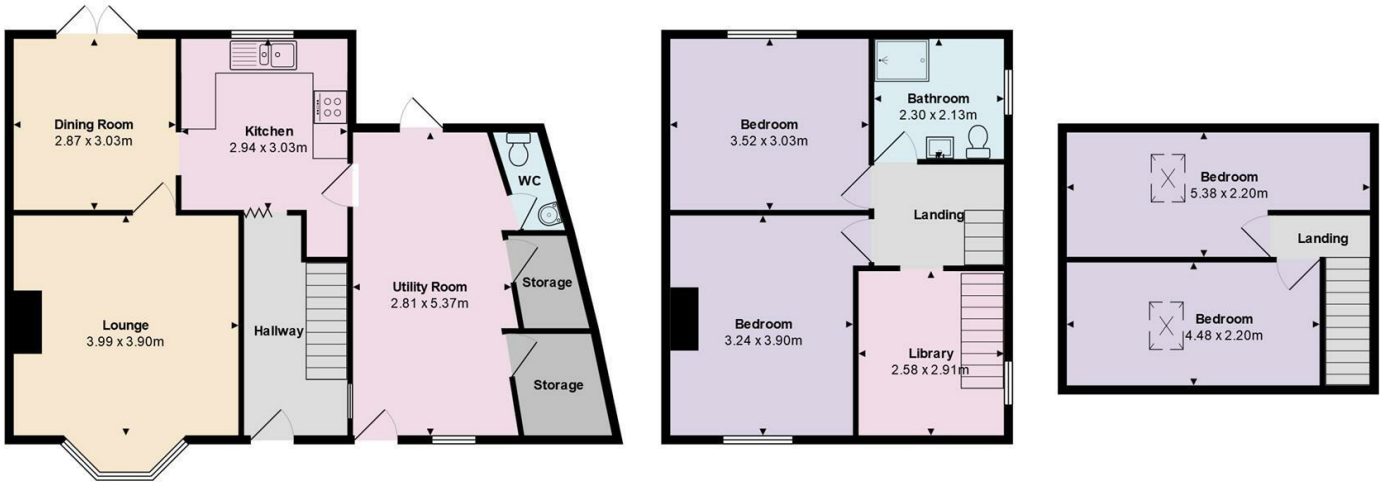
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.



# Floor Plan

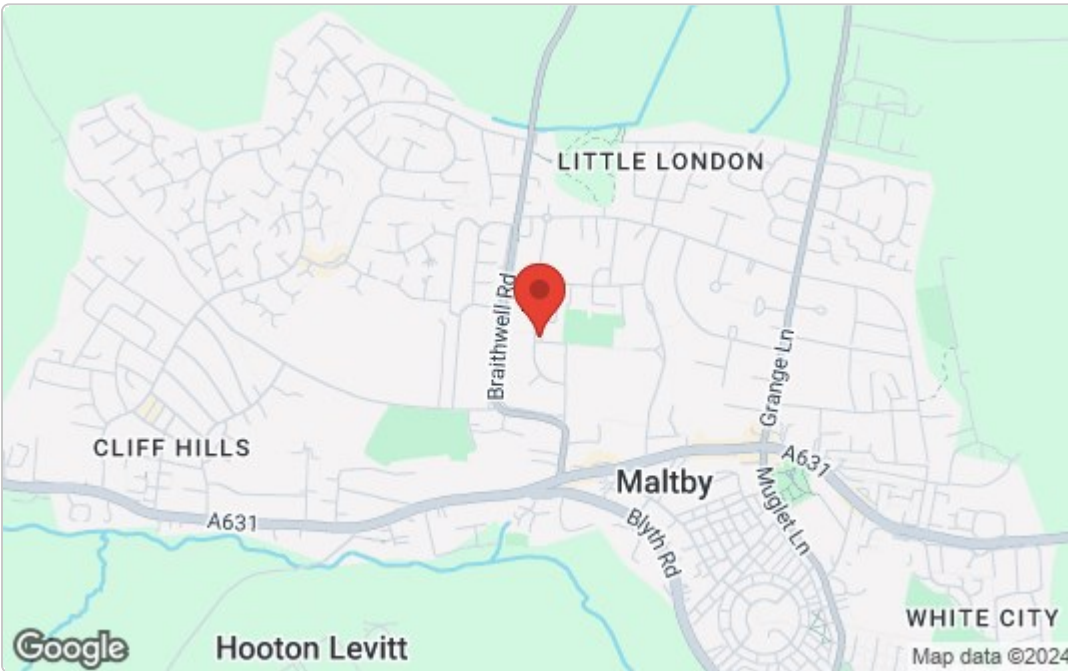
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Total Area: 130.2 m<sup>2</sup>

All measurements are approximate and for display purposes only  
© The Square Space

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			74
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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