

# Crucible Homes



Inglenook Court  
Maltby, S66 7NZ

£125,000



## Overview

No Chain

Three Bedrooms

Kitchen/Diner

Downstairs WC

EPC Rating - C

Council Tax Band - A



## Description

**SUMMARY** Selling with NO CHAIN is this THREE bedroom SEMI detached property, located in the ex-mining village of Maltby.

This property is ideal for FIRST TIME BUYERS or INVESTORS.

Currently the property is being rented out, but will be sold with vacant possession.

The layout of the property comprises of; entrance hallway, WC, lounge, kitchen / diner. To the first floor there are three bedrooms, two which are double and family bathroom.

Externally is a good sized mainly laid to lawn enclosed garden to the rear and to the front of the property is off road parking.

A fantastic starter home.

This property is minutes away from the centre of Maltby where there is an abundance of local amenities, major supermarket, schools and doctors surgery. This property is also a short drive to the M1 and M18 motorway links.

ENTRANCE HALL

WC

LIVING ROOM 15' 5" x 11' 9" (4.7m x 3.6m)

KITCHEN/DINER 14' 5" x 10' 2" (4.4m x 3.1m)

FIRST FLOOR





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BEDROOM ONE 12' 5" x 9' 6" (3.8m x 2.9m)

BEDROOM TWO 11' 1" x 8' 2" (3.4m x 2.5m)

BEDROOM THREE 7' 6" x 6' 2" (2.3m x 1.9m)

BATHROOM 8' 2" x 4' 7" (2.5m x 1.4m)

#### AGENCY NOTE

Council Tax Band - A

EPC Rating - C

Property Type - Semi Detached

Number & Types of Rooms - 3 bed, family bathroom, cloakroom, lounge and open plan kitchen and dining room

Construction Type - Standard building construction

Utilities - Gas central heating

Parking - Driveway

Building Safety - NA

Rights & Restrictions - No access issues and not listed building

Flood & Erosion Risk - Not in a flood risk area

Planning Permission & Development Proposals - NA

Accessibility & Adaptations - Door width wide enough for a wheelchair but there are steps

Coalfield or Mining Area - Unknown

