



32 Quarryfield Lane, Maltby, Rotherham, S66 8AQ

Offers In The Region Of £170,000

Introducing this charming semi-detached property, situated in a sought-after residential area in Maltby With three bedrooms, this home offers ample space for a growing family or those seeking a comfortable living environment.

Upon entering, you will notice that this property needs modernising, allowing for the opportunity to tailor the space to your own taste and style. The property boasts a generous reception room, that leads onto a conservatory perfect for entertaining guests or relaxing with family. The property also benefits from a well quipt Kitchen, utility room and w/c. To the first floor is a family bathroom, two double bedrooms and one single.

Nearby amenities are within easy reach, providing convenience for everyday living.

Don't miss your chance to secure this semi-detached property. Contact Merryweathers today to arrange a viewing.

FRONT ELEVATION

To the front of the property is a block paved gated driveway and lawned garden.

HALLWAY



Having a UPVC entrance door and stairs leading to the first floor.

LOUNGE DINER 22'11" x 11'9" max (7 x 3.6 max)



Having a front facing UPVC window, feature gas fireplace, central heating radiator and sliding door leading to the conservatory.

CONSERVATORY 9'6" x 9'2" (2.9 x 2.8)



Having UPVC windows and patio doors leading into the rear garden.

KITCHEN 8'10" x 9'6" (2.7 x 2.9)



Having a wide range of fitted wall and base units. Inset sink with drainer, freestanding appliances. Rear facing UPVC window and central heating radiator.

UTILITY 5'10" x 8'10" (1.8 x 2.7)



Having plumbing for a washing machine, fitted units and a side door.

W/C 6'6" x 2'3" (2 x 0.7)



Having a toilet, hand wash basin, rear facing UPVC window and central heating radiator.

FIRST FLOOR



Side facing UPVC window.

BEDROOM ONE 12'1" x 10'9" (3.7 x 3.3)



Having a front facing UPVC window, fitted wardrobes and a central heating radiator.

BEDROOM TWO 10'2" x 10'2" (3.1 x 3.1)



Having a rear facing UPVC window and a central heating radiator.

BEDROOM THREE 8'6" x 6'2" (2.6 x 1.9)



Having a front facing UPVC window, storage cupboard and a central heating radiator.

BATHROOM 7'6" x 5'2" (2.3 x 1.6)



Having a three-piece suite with electric shower over bath. Heated towel rail and rear facing UPVC window.

REAR GARDEN

The rear garden is mainly laid to lawn and having a paved patio area.

Material Information

Council Tax Band: B

Tenure: Freehold

Property Type: Semi-detached

Construction type (If unusual) Brick

Heating Type: mains gas central heating

Water Supply: mains

Sewage: mains

Gas Type: mains

Electricity Supply: mains

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 : Gated drive

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 All buyers are advised to check the Coal Authority website to gain more information on if this

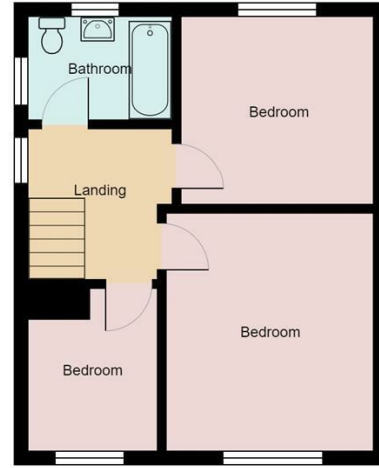
property is affected by coal mining.
<https://www.groundstability.com/public/web/home.xhtml>

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

Floor Plan



Ground Floor

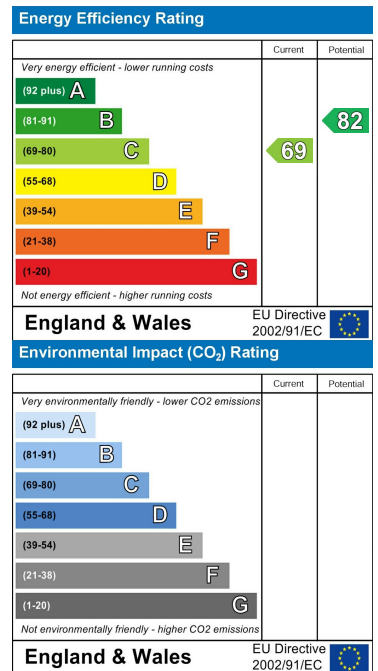


First Floor

Area Map



Energy Efficiency Graph



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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