



33 Victoria Street, Maltby, Rotherham, South Yorkshire, S66 7JG

**Offers In The Region Of £80,000**

A spacious three bedroom mid terrace house overlooking the green and beyond. Briefly comprising entrance porch, large lounge diner, kitchen, three bedrooms to the first floor, main bathroom to the ground floor and rear yard. With a little modernising, this property has potential to become the ideal family home.

Surrounding the area are excellent transport links, just a short drive takes you to the M18/M1 junction at Hellaby making other cities and towns easily accessible. This property benefits from its proximity to green spaces and walking routes, with plenty of opportunities for outdoor activities.

Contact us today to arrange a viewing.

**PORCH 2'7" x 3'7" (0.8 x 1.1 )**

Having a front facing UPVC door.

**LOUNGE DINING ROOM 22'3" x 12'9" (6.8 x 3.9 )**



Having a front and rear facing UPVC window, two central heating radiators and electric fire.

**KITCHEN 7'10" x 12'9" (2.4 x 3.9 )**



Having a range of fitted wall and base units with inset basin with drainer, integrated fridge, plumbing for a washing machine and space for cooker. Side facing UPVC window and door, under stairs storage and central heating radiator.

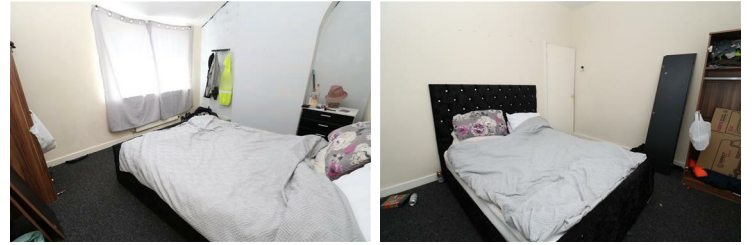
**BATHROOM 11'1" x 5'10" (max) (3.4 x 1.8 (max))**



(L SHAPE)

Having a three piece suite comprising of a bath with shower over, basin and low flush toilet, central heating radiator and two side facing UPVC windows.

**BEDROOM ONE 10'2" x 12'9" (3.1 x 3.9 )**



Having a front facing UPVC window and central heating radiator.

**BEDROOM TWO 11'5" x 9'6" (3.5 x 2.9)**



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

**BEDROOM THREE 3'11" x 8'6" (1.2 x 2.6 )**



Having a rear facing UPVC window and central heating radiator.

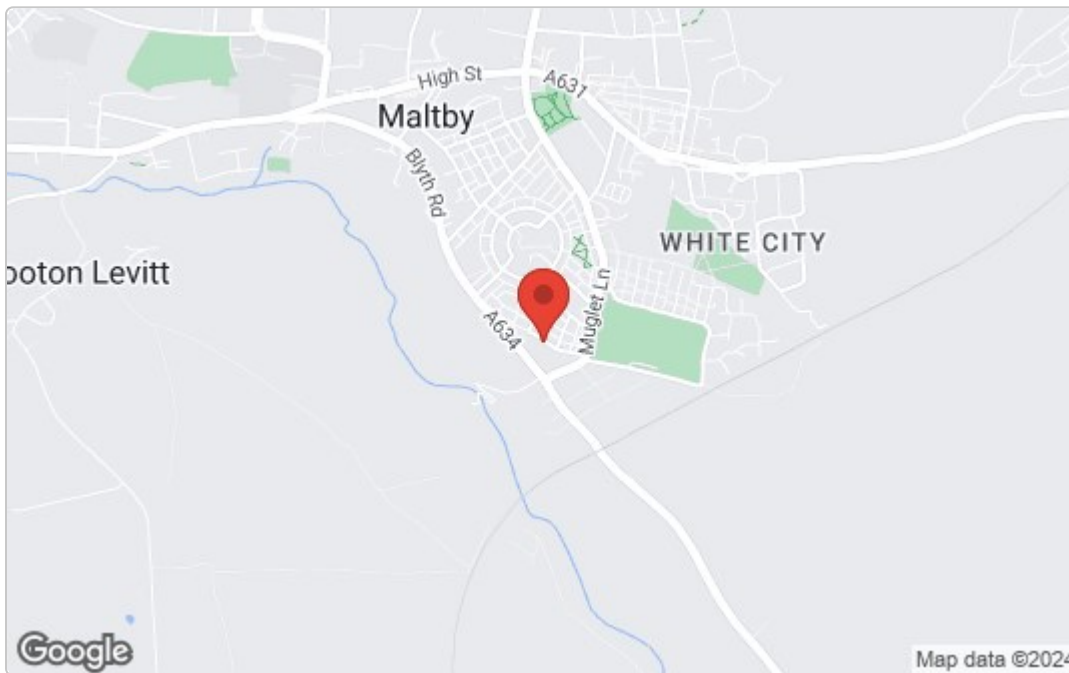
**YARD**

Having a shared rear yard

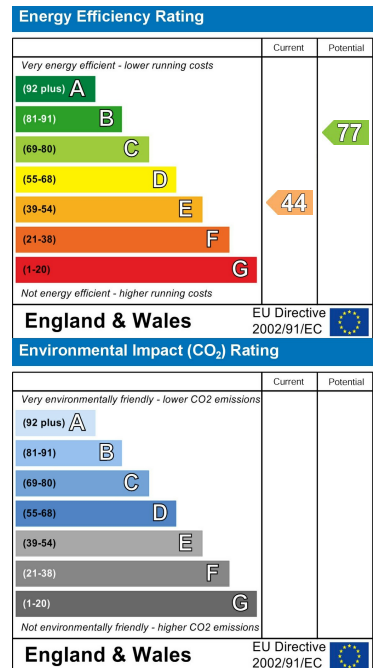
# Floor Plan



# 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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