



14 Cheetham Drive, Maltby, Rotherham, S66 8JS

**Guide Price £170,000**

GUIDE PRICE £170,000 - £180,000. TAKE A LOOK AROUND THIS SLEEK 3 BED SEMI-DETACHED PROPERTY WITH NO UPWARD CHAIN! The property has been upgraded throughout with new kitchen, integrated appliances, new flooring throughout and French uPVC doors added. Maltby is a popular location with direct links to Rotherham and Doncaster, good transport links, close to local amenities and reputable schools.

This home briefly comprises of; Entrance hall, living room, kitchen/dinner, landing, three good sized bedrooms, bathroom and outbuildings. Book your viewing now!

## Entrance Hall

Entering through the black composite door, leads you into the roomy hallway benefiting from laminate wooden flooring, stairs raising to the first floor, uPVC window and doors leading to the living room and kitchen.

## Living Room



The sleek living room is drenched with natural light through the large uPVC bay window, also comprises of neutral carpet and wall mounted radiator.

## Kitchen/Diner



This modern kitchen/diner is a recent addition to this home, comprising of light grey cabinets, tall pantry style cabinets, housing the integrated oven, stainless steel hob, sink with mixer tap, breakfast bar, wood effect work-surfaces, wood effect laminate flooring, uPVC window, uPVC French doors leading into the garden, under stairs storage cupboard and uPVC door leading to the outhouses.

## Landing



The neutrally decorated landing features uPVC window, loft access and doors leading to all rooms.

## Bedroom 1



The bedroom benefits from neutral décor, uPVC window overlooking the rear and wall mounted radiator.

## Bedroom 2



The second double bedroom benefits from newly fitted carpet, uPVC window and wall mounted radiator.

### Bedroom 3



The bedroom could be used as a single room, office or nursery if desired, comprises from uPVC window and wall mounted radiator.

### Bathroom



The light and airy bathroom benefits from white bath with shower over, glass shower screen, white splash back tiling, low flush WC, ceramic pedestal sink, uPVC frosted window, wall mounted window and patterned cushion flooring.

### Exterior



The garden is fully enclosed with concrete patio and large lawn area. There is outbuildings for storage with power and lighting. To the front of the property is a driveway which would fit two cars.

### Marketing Materials

Council Tax Band A  
Tenure Freehold  
EPC Rating D  
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 Garage  
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.

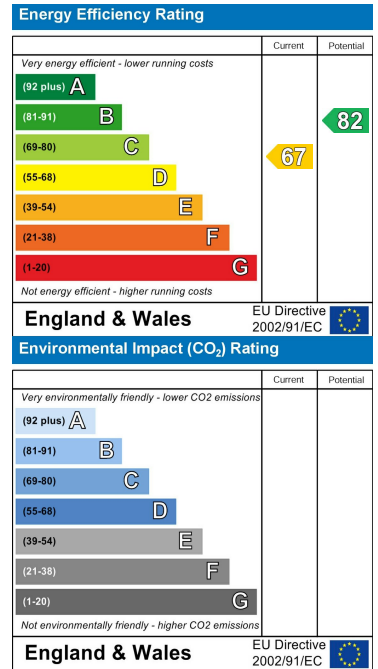
# Floor Plan



# Area Map



# Energy Efficiency Graph



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