



14 Elm Tree Road, Maltby, Rotherham, S66 8ED

Offers In The Region Of £165,000

A spacious THREE BEDROOM SEMI DETACHED HOUSE, within walking distance of nearby Schools and bus routes, benefitting from RECENTLY INSTALLED FITTED KITCHEN, GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND GARAGE TO THE REAR. The accommodation comprising: Entrance Porch, spacious through Living Room, re-fitted Kitchen with integrated appliances, three good sized Bedrooms and family Bathroom. There are gardens to front and rear with off-road parking and Garage

FRONT ENTRANCE PORCH

LIVING ROOM 18'9" x 12'9" (5.74 x 3.9)

The measurement excluding the front facing leaded uPVC bow window. Ornate fireplace surround and fitted gas fire/back boiler. 2 radiators

KITCHEN 18'9" x 9'1" (5.74 x 2.79)

Recently re-fitted with an extensive range of high gloss finish base and wall cupboards with contrasting work surfaces and inset ceramic sink set beneath the rear facing uPVC window. Integrated gas hob and electric oven with high level extractor. Space and plumbing for washing machine, 2 double panelled radiators and sliding patio doors opening into the rear garden

FIRST FLOOR LANDING

With side facing uPVC window and access to the boarded Loft with window

FRONT BEDROOM 12'9" x 10'8" (3.91 x 3.26)

With fitted wardrobes to 2 walls, and additional built-in cupboard. Radiator and uPVC window

REAR BEDROOM 12'7" x 9'7" (3.85 x 2.94)

With radiator, built-in wardrobes and uPVC window

FRONT BEDROOM THREE 8'4" x 7'9" (2.55 x 2.37)

With radiator, uPVC window and storage cupboards

BATHROOM 8'0" x 5'4" (2.45 x 1.64)

Comprising a panelled bath with electric shower and screen, close coupled W.C. and vanity hand basin with cabinets beneath. Heated towel rail and 2 uPVC opaque windows.

OUTSIDE

Paved front forecourt providing off-road car parking whilst to the rear is an enclosed garden with raised seating area, brick store place and lawn with access to the sectional Garage.

MATERIAL INFORMATION

Material information

Council Tax Band A

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: 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

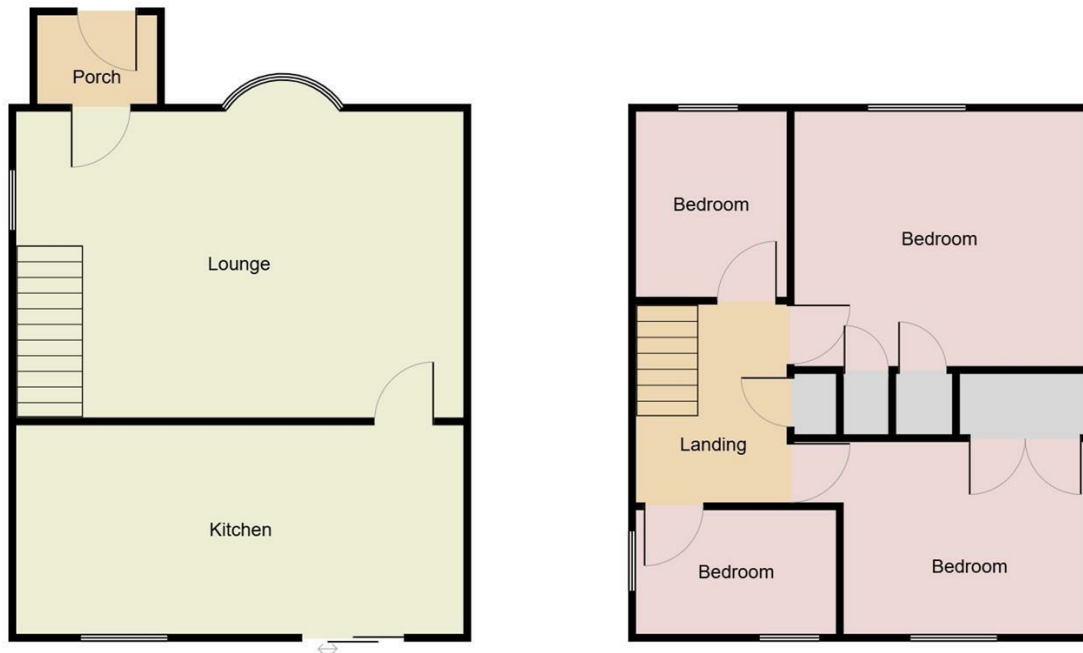
Coal mining area South Yorkshire is a mining area

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 conveyancing solicitor.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

