

34 Little Haynooking Lane, Maltby, Rotherham, S66 8AR

£210,000

AN EXTENDED THREE BEDROOMED SEMI DETACHED HOUSE, located on an extremely popular and sought-after road, which offers well-proportioned accommodation benefitting from GAS CENTRAL HEATING FROM A COMBI BOILER, uPVC DOUBLE GLAZING AND A FULL-WIDTH GROUND FLOOR REAR EXTENSION.

The accommodation briefly comprises: Entrance Hall, spacious Lounge, extended Dining Kitchen, three Bedrooms and Shower Room. To the rear is a much larger than average lawned garden with feature raised terraced patio and incorporating the detached Garage presently utilised as an Office.

HALL 5'10" x 9'6" (1.78 x 2.9)

With uPVC door and glazed side panel, radiator and Oak flooring

LOUNGE 19'8" x 12'5" (6 x 3.79)



With granite recessed fireplace surround, front facing uPVC bow window, radiator and Oak flooring. Glazed double doors open into the Dining area

EXTENDED 'L' SHAPED KITCHEN DINING ROOM 19'8" x 18'2" + 9'10" x 8'6" (6 x 5.54 + 3 x 2.6)



Having granite work surfaces and a range of fitted base units with inset ceramic sink, space and plumbing for washing machine and dishwasher, 5 ring gas range with ovens beneath and high level extractor hood. Two tall radiators, uPVC double doors and additional sliding patio doors both overlook and open into the rear garden with additional side facing uPVC window. American style fridge/freezer recess and tiled flooring.

LANDING

With side facing uPVC window and access to the boarded loft which houses the gas combination boiler.

FRONT BEDROOM 13'2" x 10'0" (4.03 x 3.07)



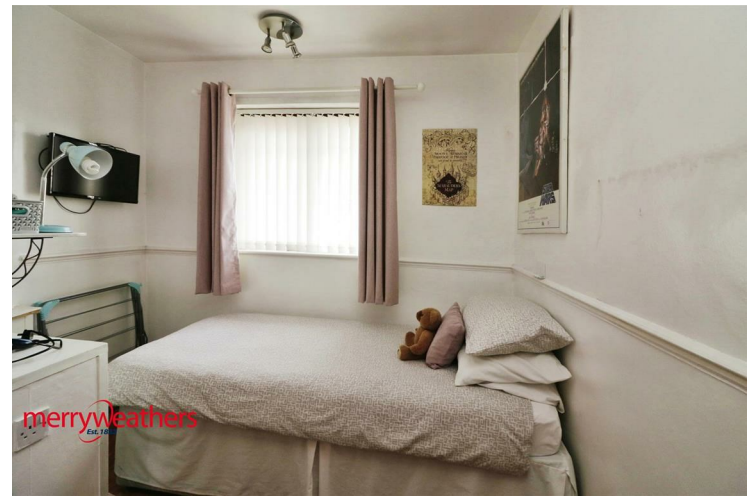
With radiator and uPVC window

REAR BEDROOM 12'2" x 6'6" (3.72 x 2)



With radiator, uPVC window and laminate flooring

FRONT BEDROOM 10'2" x 8'5" (3.12 x 2.57)



With radiator, uPVC window and laminate flooring

SHOWER ROOM 6'2" x 6'5" (1.9 x 1.96)

With a tiled corner shower cubicle, vanity wash hand basin and W.C. with tiling to the remainder of the walls and floor, heated towel rail, uPVC opaque glazed window and ceiling downlighters

OUTSIDE



Double wrought iron gates open onto the block paved drive leading past the lawned front garden to the former detached brick Garage, currently utilised as an Office with uPVC window and double doors opening directly onto the terraced patio. The rear garden is much larger than average with raised terrace and steps leading down to the long rear lawn.

MATERIAL INFORMATION

Council Tax Band: B

Tenure : Freehold

Property Type Semi detached house

Construction type Brick

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

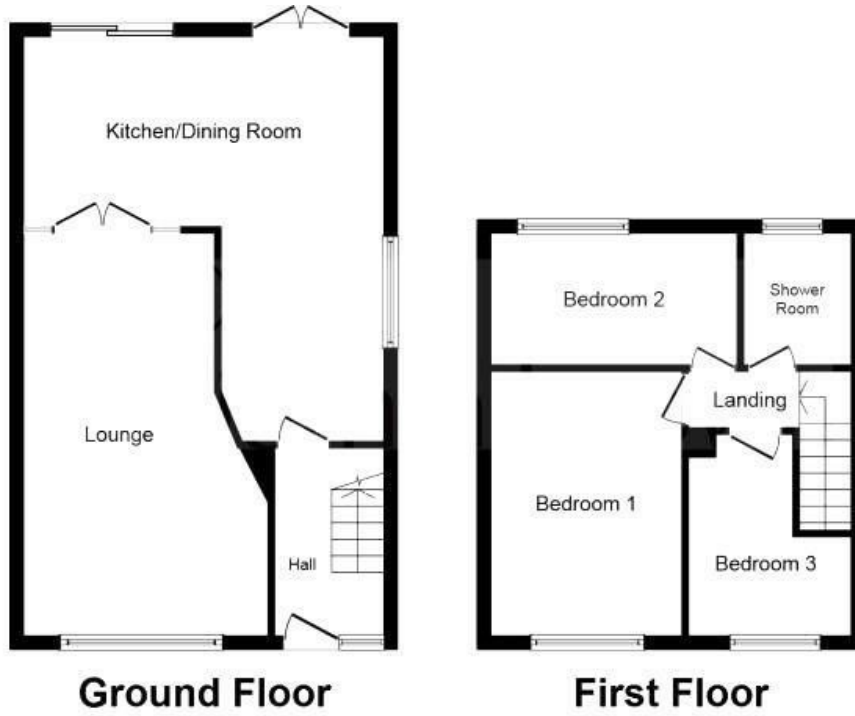
Coal mining area South Yorkshire is a mining area

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



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			
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.

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