



2 Oak Road, Maltby, Rotherham, S66 8BY

Asking Price £185,000

OFFERED NO CHAIN - This ideal family home situated in Maltby, close to Motorway links, local amenities and near a local bus route. The property is offered with spacious accommodation throughout, and features good sized gardens to both the front and rear. WITH OFF ROAD PARKING.

Entrance Hall

The property is accessed through a double-glazed door opening into the carpeted hall with access to all ground floor accommodation and stairs rising to the first floor.

Lounge 13'9" x 11'10" (4.20 x 3.63)



A door from the hall opens into a spacious carpeted lounge. To your left is a double-glazed bay window, a central heated radiator and a real flame gas fire and surround. With double doors into the dining room.

Dining Room



Double doors providing access into the carpeted dining room with a central heating radiator, the kitchen door is to your right. The patio doors in front of you lead into the back garden.

Kitchen 10'8" x 10'1" (3.27 x 3.08)



The fitted kitchen has a range of wall, drawer and base units with a sink/drain unit, there is a space for a fridge freezer and a cooker. On the other side of the kitchen is

floor to ceiling deep storage cupboard which utilises the space under the stairs. The double-glazed window is rear facing into the garden.

Utility Room 5'7" x 18'8" (1.72 x 5.70)

There is an entrance door from the front of the house into the utility. To the right is a worktop, a wall unit and storage space underneath including services for a washing machine. Further along on the right is a toilet, following this are two spacious storage rooms, to the left is a door into the kitchen and ahead is a door to the rear garden.

First Floor Landing

Giving carpeted access to all first-floor accommodation including loft access.

Bedroom One 11'10" x 11'0" (3.62 x 3.36)



Has a view through the double-glazed window to the front of the property, including a radiator, in-built storage cupboard and carpeted flooring.

Bedroom Two 12'0" x 10'8" (3.66 x 3.26)



Has a view through the double-glazed window to the rear of the property, a radiator, a built-in storage cupboard and carpeted flooring.

Bedroom Three 8'11" x 8'11" (2.73 x 2.73)

Has a view through the double-glazed window to the front of the property, a radiator, a built-in storage cupboard and carpeted flooring.

Bathroom 7'11" x 7'10" (2.42 x 2.41)



Has a panelled bath with an electric shower and tiling, hand wash basin, low flush w.c and a double-glazed window to the rear of the property.

Outside



To the front of the property there are areas of planting plus a red block paved parking area that is off-road with space for cars and refuse bins. Steps including railings lead up to the front door and the utility door.

To the rear of the property is a patio area, a newly walled garden and lawned garden area, with planted borders which is fully enclosed by fencing. A garden undercover storage area and greenhouse.

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 driveway

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

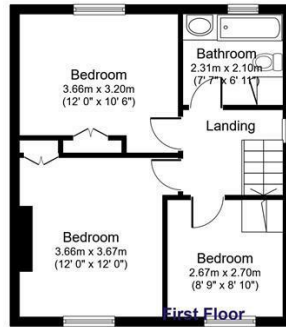
All buyers are advised to check the Coal Authority

website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>

Floor Plan

2, Oak Road, Maltby, ROTHERHAM, S66 8BY

Total floor area 104.7 sq.m. (1,127 sq.ft.) approx



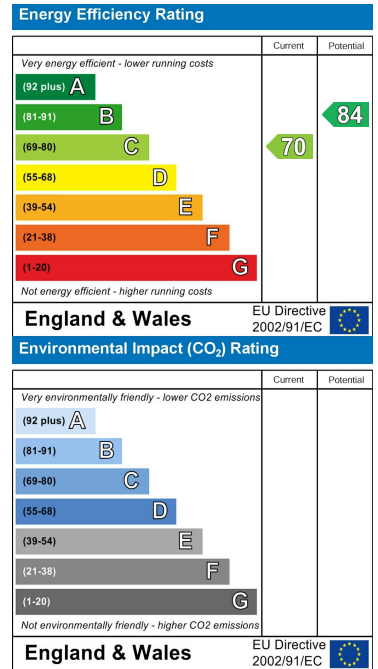
Floor plans are for identification purposes only. All measurements are approximate.

Created using Vision Publisher™

Area Map



Energy Efficiency Graph



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