



2 Bishopston Walk, Maltby, Rotherham, S66 8HW

Price Range £200,000

*** PRICE RANGE £200,000 TO £210,000***

Offered for sale with NO UPWARD CHAIN this THREE BEDROOM DETACHED HOUSE enjoys a cul-de-sac location and offers GAS CENTRAL HEATING FROM A COMBI BOILER, uPVC DOUBLE GLAZING, RE-FITTED KITCHEN, CONSERVATORY AND BRICK GARAGE.

ENTRANCE HALL

With uPVC door and side facing window, radiator and cloaks cupboard

LOUNGE 10'5" x 13'6" (3.19 x 4.14)



The focal point being the period style fireplace surround and electric fire, two radiators and front facing window. Understairs storage recess and laminate floor.

RE-FITTED DINING KITCHEN 13'6" x 9'3" (4.14 x 2.82)



With a range of contemporary base and wall units with inset stainless steel sink beneath the rear facing window. Integrated induction hob with extractor hood and electric oven and microwave to one side. Built-in fridge/freezer and dishwasher with space and plumbing for a washing machine. Radiator and uPVC door opening into the Conservatory

CONSERVATORY 9'3" x 8'11" (2.83 x 2.72)

With uPVC windows and double doors opening into the rear garden

FIRST FLOOR LANDING

With side facing window

FRONT BEDROOM 7'5" x 12'7" (2.28 x 3.84)



With radiator and window

REAR BEDROOM 7'5" x 13'1" (2.28 x 4)



With fitted wardrobes, bedside cabinets and dressing table unit. Radiator and window

FRONT BEDROOM 5'11" x 8'10" (1.81 x 2.71)



With radiator, window and cupboard housing the 'Ideal Logic gas combi boiler.

SHOWER ROOM 4'11" x 7'10" (1.52 x 2.4)



With walk-in shower enclosure and electric shower, W.C. and pedestal wash hand basin. Radiator and opaque window

OUTSIDE



A moulded paved driveway leads past the lawned front garden to the single brick Garage. To the rear is an

enclosed private paved and pebbled garden with shrubs and conifer border. There is a further sheltered side patio area.

MATERIAL INFORMATION

Council Tax Band: B

Tenure : Freehold

Property Type 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 and 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 conveyancing solicitor.

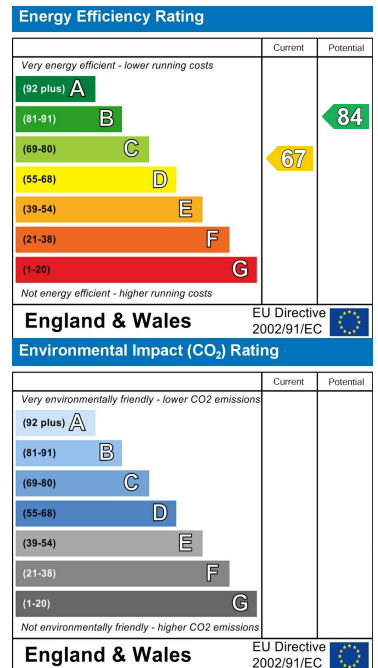
Floor Plan



Area Map



Energy Efficiency Graph



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