



24 Empire Drive, Maltby, S66 8SL

**Offers In The Region Of £365,000**

A viewing is highly recommended of this well maintained four bedroomed detached. Situated in a popular suburb of Rotherham. Comprising of Lounge, Snug, Ground floor W.C., Kitchen/ Dining Room, Utility room, Four bedrooms, Two en-suites, Bathroom, ample parking to front with side access leading to rear enclosed garden mainly laid to lawn, pergola, patio area and patio doors to dining area. **ELECTRICAL CAR CHARGING POINT AND SOLAR PANELS INCLUDED IN SALE**

### Entrance Porch

Composite door leads to entrance porch with storage cupboard with door leading to hallway.

### Hallway



With modern tiled flooring, doors leading to lounge, snug, ground floor W.C. and kitchen, with central heating radiator and staircase leading to first floor.

### Lounge 17'1" x 10'7" (5.21m x 3.24m)



Front UPVC double glazed bay window, modern tiled flooring, central heating radiator, double doors open to dining/ kitchen.

### Snug 12'0" x 8'0" (3.68m x 2.46m)



Snug, ideal for office/ Playroom. Front UPVC double glazed window and electric storage heater.

### Ground floor W.C. 4'11" x 2'85'5" (1.51m x .087m)



With W.C. and sink and heated towel rail.

### Kitchen/ Dining Room 25'8" x 13'0" (7.83m x 3.97m)



Fitted kitchen with base and wall units, with marble work surfaces. Fitted kitchen comprising of oven, hob, extractor hood, dishwasher, sink, space for washing machine and fridge/ freezer. Door to utility room. Two UPVC double glazed windows, UPVC patio doors with side UPVC windows giving access to rear garden, patio doors leading to lounge, three central heating radiators and spotlights.

### Utility Room 8'2" x 3'10" (2.51m x 1.19m)

Useful utility room ideal for storage.

## FIRST FLOOR

### First Floor Landing

Stairs rise to first floor landing, with doors leading to four bedrooms, loft ladder gives access to partially boarded loft, cupboard and central heating radiator.

### Bedroom One 15'2" x 10'11" (4.64m x 3.33m)



Front main bedroom with UPVC double glazed bay window, fitted wardrobes, central heating radiator and door gives access to ensuite.

**Bedroom One Ensuite 6'9" x 5'7" (2.07m x 1.71m)**



Fully tiled walls and flooring, shower cubicle, vanity unit housing white sink, white W.C. UPVC double glazed window, heated towel rail.

**Bedroom Two 11'6" x 10'0" (3.52m x 3.07m)**



Front UPVC double glazed window, fitted wardrobes, central heating radiator, door give access to en-suite.

**Bedroom Two En-Suite**



Fully tiled walls and flooring, shower cubicle, vanity unit housing white sink, white W.C. UPVC double glazed window, heated towel rail.

**Bedroom Three 11'8" x 9'8" (3.58m x 2.96m)**



Rear UPVC double glazed window, fitted wardrobes and central heating radiator

**Bedroom Four 10'2" x 8'3" (3.11m x 2.53m)**



Rear UPVC double glazed window, fitted wardrobes and central heating radiator.

**Bathroom 7'1" x 7'1" (2.16m x 2.16m)**



Bathroom suite in white comprising of bath with shower, vanity unit housing sink, W.C , heated towel rail and UPVC window.

## Outside



Ample parking to front, with Electrical Car Charging Point. Gated side access on both sides leads to rear well enclosed garden, comprising of patio area, pergola and well maintained garden, with fencing providing privacy.

SOLAR PANELS OWNED BY VENDOR, WILL BE INCLUDED IN THE SALE.

### Material Information

Council Tax Band D

Tenure Freehold

Property Type Four bedroomed detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type

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

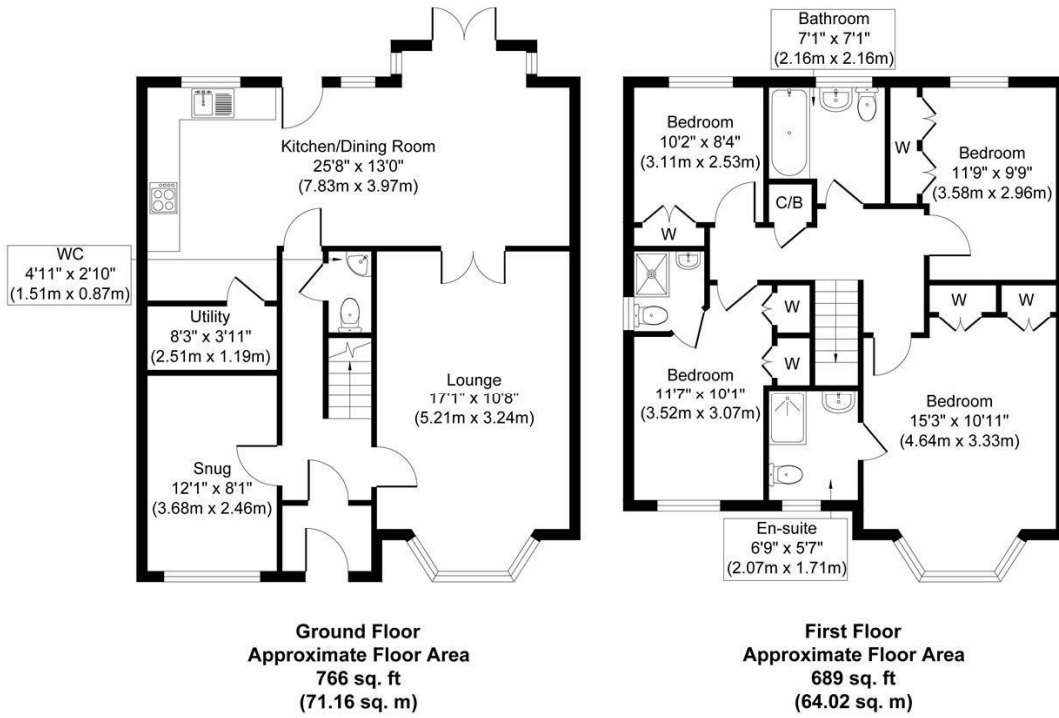
Coal mining area South Yorkshire is a mining area

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>

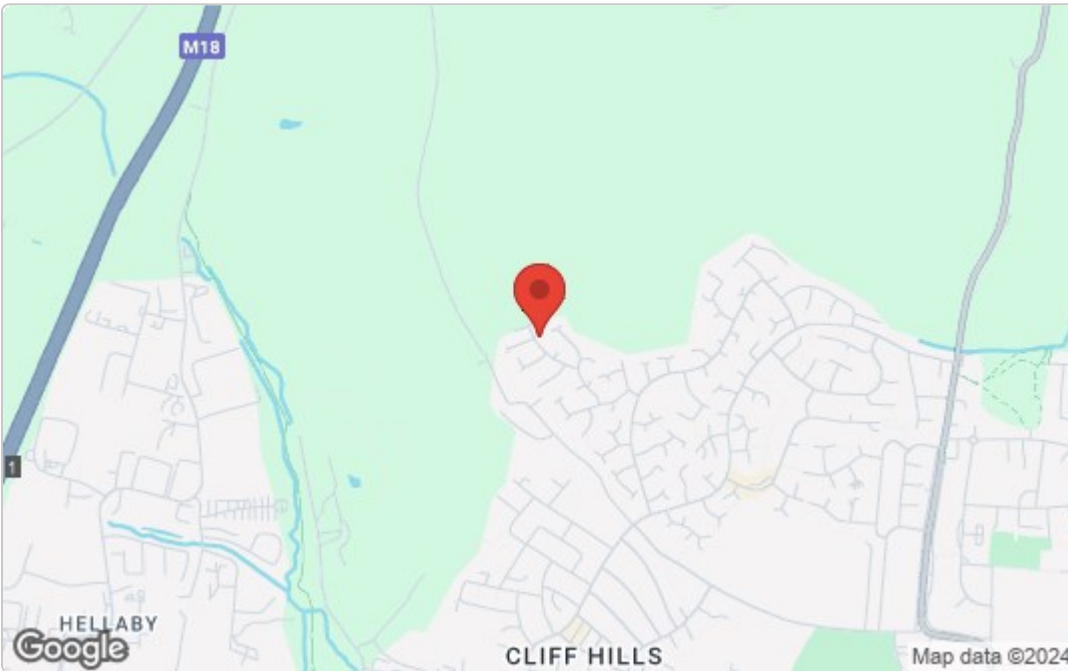
We advise all clients to discuss the above points with a conveyancing solicitor.

# Floor Plan

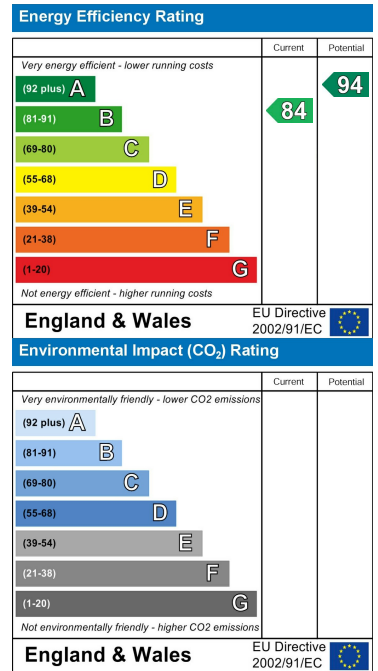


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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**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

