



100 Manor Road, Maltby, Rotherham, S66 7EW

Offers Over £220,000

An exceptionally well appointed and extended THREE BEDROOM SEMI DETACHED HOUSE in excellent decorative order throughout offering spacious accommodation complimented by GAS CENTRAL HEATING FROM A COMBI BOILER, uPVC DOUBLE GLAZING, EXTENDED FITTED KITCHEN WITH HIGH QUALITY APPLIANCES AND RE-FITTED LUXURY BATHROOM SUITE.

SUMMARY

Appointed to an exceptionally high standard throughout is this extended semi detached house offering spacious and versatile accommodation complimented by gas central heating from a combi boiler, uPVC double glazing and re-fitted extended Kitchen and Bathroom suite. The property is in excellent decorative order having Oak internal doors and fitted wardrobes to two of the Bedrooms.

The accommodation briefly comprises Porch extension, inner Hall, Living Room with wood burning stove, Sitting Room, extended fitted Kitchen with integrated appliances, three double Bedrooms and Bathroom.

There is a detached Garage with additional off-road parking whilst to the rear is a good sized lawned garden.

FRONT ENTRANCE PORCH

With composite entrance door, two uPVC windows, radiator and wood flooring. Storage cupboard. Inner Hall with radiator

LIVING ROOM



With feature mellow brick fireplace and recessed wood burning stove on a raised hearth, front facing uPVC window, radiator and wood flooring

SITTING ROOM



With uPVC double doors and windows to both sides, radiator

EXTENDED KITCHEN

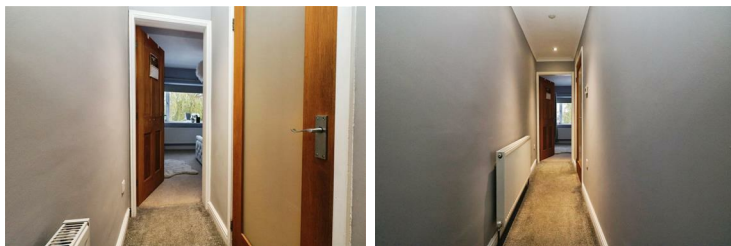


Re-fitted with an extensive range of gloss finish base and wall units with contrasting granite worksurfaces comprising a stainless steel sink, integrated 'Bosch' electric induction hob with electric oven and microwave. Built-in dishwasher and space and plumbing for washing machine. Recess for American style fridge/freezer. Two radiators, three side facing uPVC windows, half glazed rear entrance door and 'Velux' window with downlighters.

LANDING

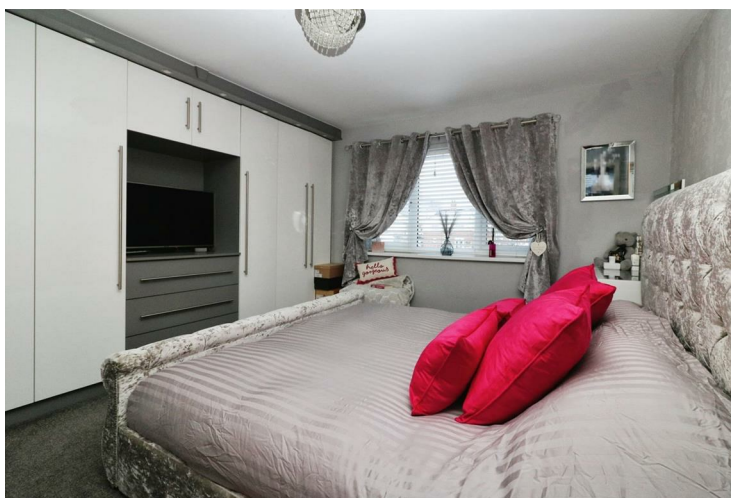
A dog leg staircase rises from the inner Hall to the Landing with uPVC window

INNER LANDING



With radiator and access to the boarded and insulated loft and having two 'Velux' windows.

BEDROOM ONE



Having built-in floor to ceiling wardrobes running the length of one wall, radiator and rear facing uPVC window

BEDROOM TWO



With built-in floor to ceiling wardrobes and drawers, radiator and front facing uPVC window

BEDROOM THREE



With radiator and rear facing uPVC window

BATHROOM



Re-fitted with a contemporary white suite comprising an oversize bath with mixer tap shower attachment, vanity units with cupboards beneath and W.C. Contrasting tiling to the walls, tall linen cupboard, ceiling downlighters and heated towel rail.

OUTSIDE

To the front is a brick boundary wall topped with wrought iron fencing and double gates opening onto the paved drive leading past the side of the house to the detached Garage and lawned rear garden

MATERIAL INFORMATION

Council Tax Band: A

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 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.

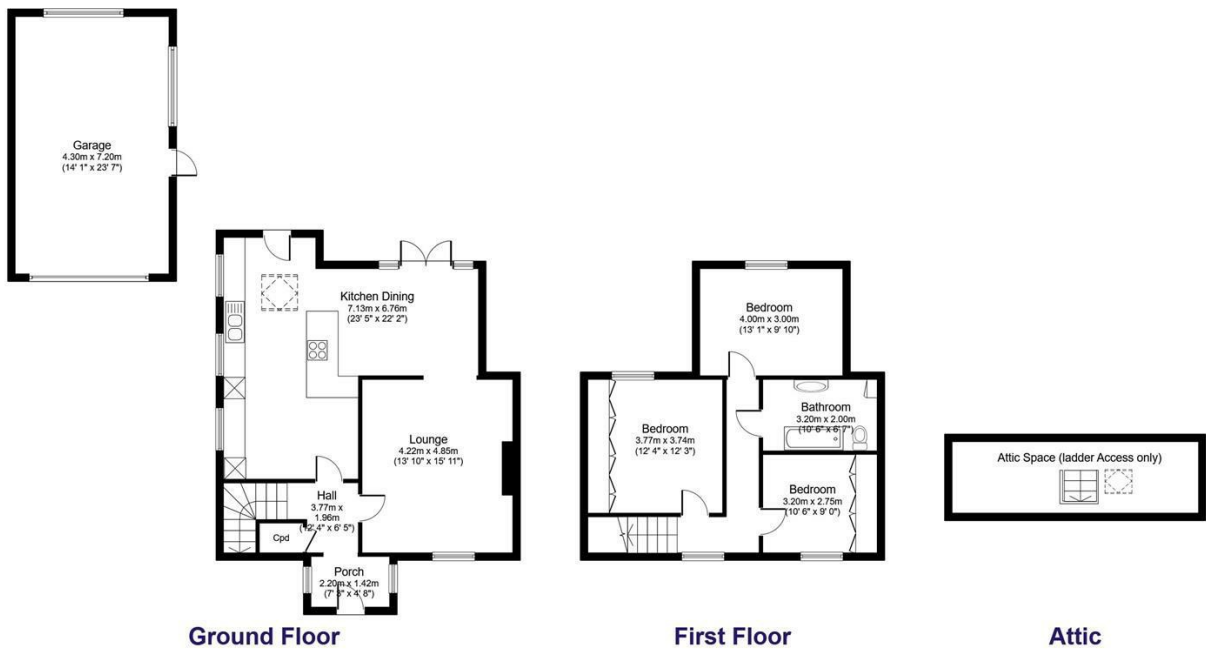
<https://www.groundstability.com/public/web/home.xhtml>

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

Floor Plan

100 Manor Road, Maltby, ROTHERHAM, S66 7EW

Total floor area 132.3 sq.m. (1,425 sq.ft.) approx (Excluding Garage)



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

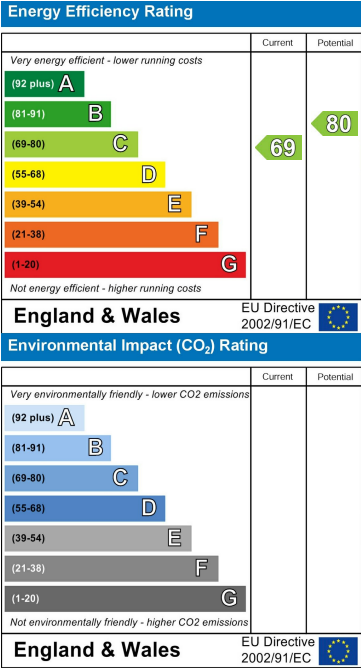
Created using Vision Publisher™

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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

