



17 Armstrong Walk, Maltby, Rotherham, S66 8QQ

Offers In The Region Of £200,000

A viewing is highly recommended of this well maintained three bedroomed link detached property. Ideallic cul de sac location within the popular suburb of Maltby. Comprising of Open plan lounge/ dining room/ modern kitchen, first floor three bedrooms, modern bathroom, gardens to front and rear, drive and garage. NO VENDOR CHAIN.

Entrance Hallway

UPVC entrance door, with storage cupboard, UPVC side window, central heating radiator, stairs to first floor and door leads to lounge.

Lounge 15'3" x 13'6" (4.65m x 4.13m)



With front UPVC window, central heating radiator. Focal point fireplace with electric fire and surround. Archway to dining area.

Dining Room 10'3" x 8'0" (3.13m x 2.45m)



Open plan living with archway from lounge. With rear UPVC Patio doors open to rear garden, central heating radiator, archway open recess to kitchen.

Kitchen 10'3" x 5'3" (3.13m x 1.61m)



Fitted kitchen with integrated appliances comprising of gas hob, electric oven, extractor fan, fridge/ freezer with wall and base units and work surfaces. Space and plumbing for washing machine. Rear UPVC window. Fully tiled walls.

First Floor

Stairs rise to first floor landing, with UPVC side window, partially boarded loft access which has pull down ladders. Doors leading to bedrooms and bathroom.

Bedroom One 12'5" x 7'8" (3.81m x 2.35m)



With UPVC front window and central heating radiator..

Bedroom Two 10'8" x 7'8" (3.27m x 2.35m)



With rear UPVC window, central heating radiator and built in wardrobes.

Bedroom Three 8'4" x 5'8" (2.55m x 1.74m)



UPVC front window, central heating radiator and cupboards over stairs.

Bathroom 7'8" x 5'1" (2.35m x 1.57m)



With modern suite in white, comprising of bath with

overhead shower and screening, Built in furniture incorporating low flush W.C. Vanity unit incorporating wash hand basin. Heated towel rail. Fully tiled with spotlights to ceiling and rear UPVC window.

Outside



Cul-de-sac location, with driveway to front which leads to the integral garage. Garage has lighting and power. Path to front and side giving access to rear of property. Front comprising of shrubs, trees and flowers. Gated access to well maintained rear garden which is mainly laid to lawn, with patio area and rear door to garage. With privacy provided by brick walled garden.

Material Information

Council Tax Band B

Tenure Freehold

Property Type Three bedroomed semi detached.

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

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

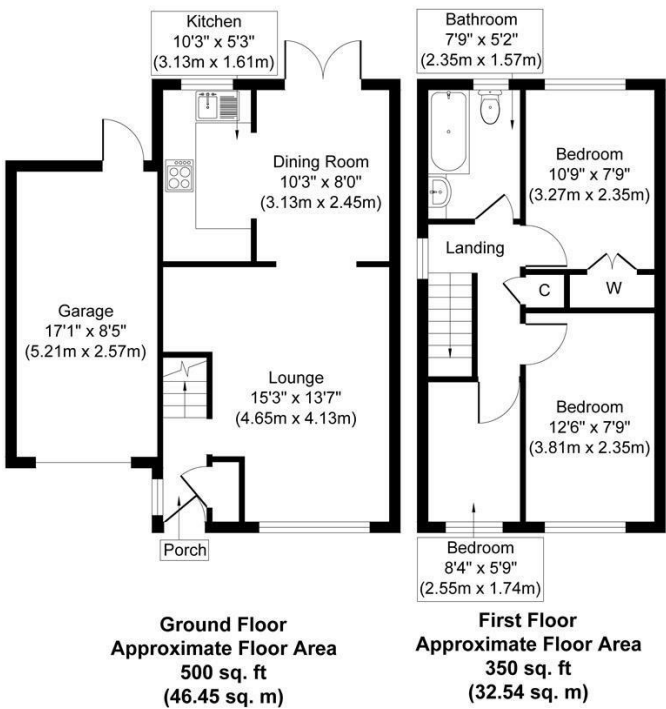
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website

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

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

Floor Plan

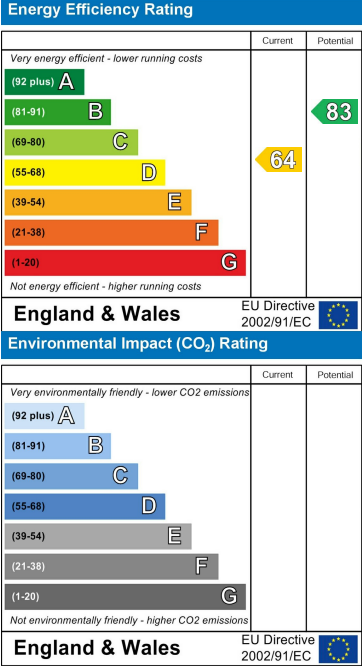


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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