



16 Hays Road, Maltby, Rotherham, S66 8BH

Offers In The Region Of £275,000

An extremely spacious 2/3 BEDROOM DETACHED BUNGALOW BACKING ONTO OPEN FIELDS and offered for sale with NO UPWARD CHAIN.

The Bungalow offers versatile accommodation complemented by both GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING. The accommodation briefly comprises: Entrance Hall, large Lounge overlooking the fields, Dining area (former third Bedroom), Kitchen, two Bedrooms, Bathroom and additional Shower Room.

To one side is a large 8.3m Garage. There are easily maintainable gardens to both front and rear.

ENTRANCE HALL

With uPVC door and window and storage cupboard

SHOWER ROOM/CLOAKROOM 5'8" x 6'6" (1.73 x 2)



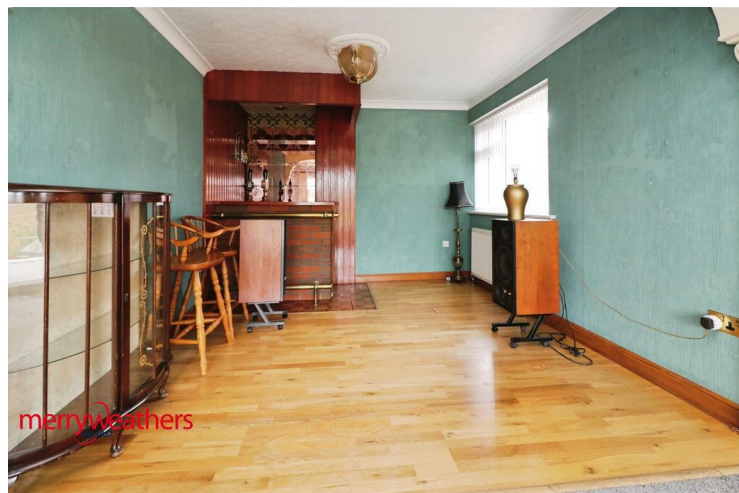
With shower cubicle and shower, pedestal wash basin and W.C. Heated towel rail and tiling to the walls

LOUNGE 22'4" x 12'1" (6.81 x 3.7)



With feature brick wall and chimney breast, radiator. uPVC sliding patio doors open into the rear garden and enjoy uninterrupted views of the adjoining farmland with additional uPVC window to one side, radiator. An arch opens into the Dining area

DINING AREA/FORMER BEDROOM 10'0" x 10'9" (3.07 x 3.28)



With radiator beneath the side facing uPVC window. This room could easily be converted back to a Bedroom if so required.

KITCHEN 9'1" x 8'0" (2.78 x 2.44)



With a range of base and wall units with inset stainless steel sink set beneath the side facing uPVC window with uPVC door to one side. Cooker recess and gas point, space and plumbing for washing machine.

INNER HALL

With radiator and cupboard housing the 'Worcester' gas combi boiler.

FRONT BEDROOM 11'11" x 8'6" (3.65 x 2.6)

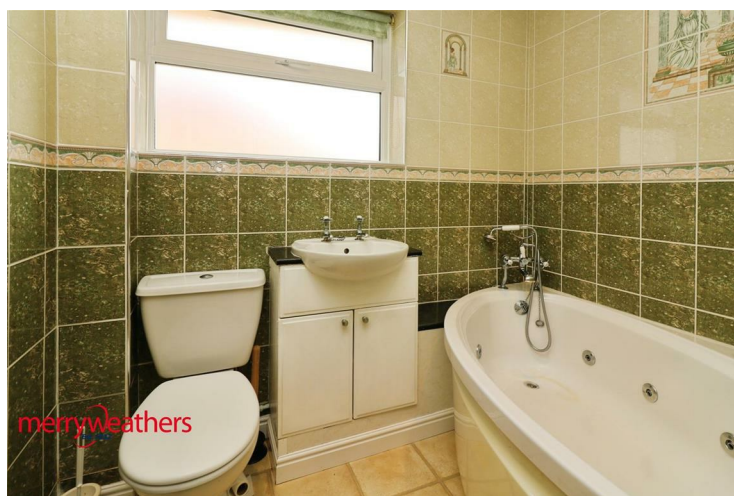


With uPVC window, radiator and fitted wardrobes

SIDE BEDROOM 10'0" x 9'10" (3.07 x 3)

With radiator, uPVC window and fitted wardrobes and additional built-in cupboard

BATHROOM 5'6" x 7'1" (1.7 x 2.18)



With corner bath, vanity wash basin and W.C. Heated towel rail, uPVC opaque window and tiled walls

OUTSIDE



A block paved drive leads past the lawned front garden to the Garage. To the rear is a raised paved patio with steps leading down to the lawn

GARAGE 27'5" x 6'11" (8.38 x 2.13)

With power

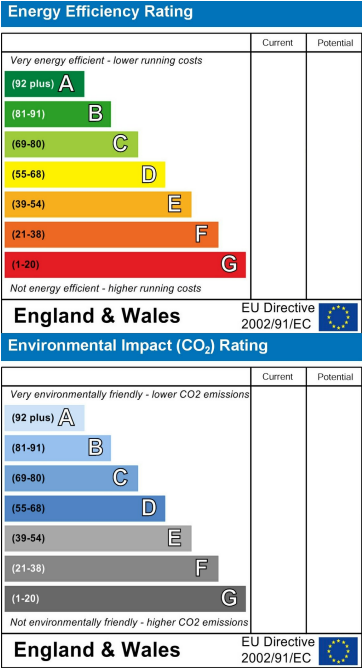
Floor Plan

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



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