



Brow Hill Road, Maltby Rotherham S66 8AP

welcome to

Brow Hill Road, Maltby Rotherham

This four bedroom detached family home will not be around for long so early viewings are highly recommended. Being well-presented throughout with a lovely open plan lounge diner, modern kitchen, downstairs W.C, garden room and having the added bonus of open aspect views to the rear!!



Entrance Hall

A side facing composite doors opens to the entrance hall with internal doors leading to the W.C, kitchen, lounge diner and integral garage. There is also a central heated radiator.

W.C.

Comprising a wash hand basin on vanity unit, low flush W.C, front facing double glazed window and a central heated radiator.

Kitchen

Fitted with a range of wall, drawer and base units, with contrasting worktops, splashbacks and an inset sink drainer. Space is available for a gas Rangemaster style cooker and a fridge freezer. There is a fitted extractor hood, pantry cupboard, downlights and a front facing double glazed window.

Lounge Diner

A fantastic open plan family space with the dining space on the upper level with a couple of steps leading down to the lounge area. There is a lovely fireplace with surround, rear facing double glazed bay window, two central heated radiator, stairs leading to the first floor and double doors opening to the garden room.

Garden Room

Another reception space that has the option for multiple functions. Has a side facing double glazed window and double glazed patio doors opening to the rear garden.

Landing

Providing access to all first floor accommodation, the loft space and two storage cupboards. Also has a central heated radiator.

Bedroom One

Having open aspect views through the rear facing double glazed window and a central heated radiator.

Bedroom Two

Having a front facing double glazed window and a central heated radiator.

Bedroom Three

Having a front facing double glazed window and a central heated radiator.

Bedroom Four

A final bedroom with a rear facing double glazed window and a central heated radiator.

Bathroom

A three piece suite comprising a wash hand basin on vanity unit, w.c and bath with electric shower overhead. Has part tiling to the walls, a side facing double glazed window and a central heated radiator.

Integral Garage

Having an up/over door, power, lighting, plumbing for a washing machine and an integral door to the hall.

Outside

To the front of the property is a block paved driveway, low and path leading down the side of the property to the rear garden.

The rear garden is fully enclosed and private, with a paved patio, lawn, flower beds and a hedgerow with gate opening to the field at the rear.



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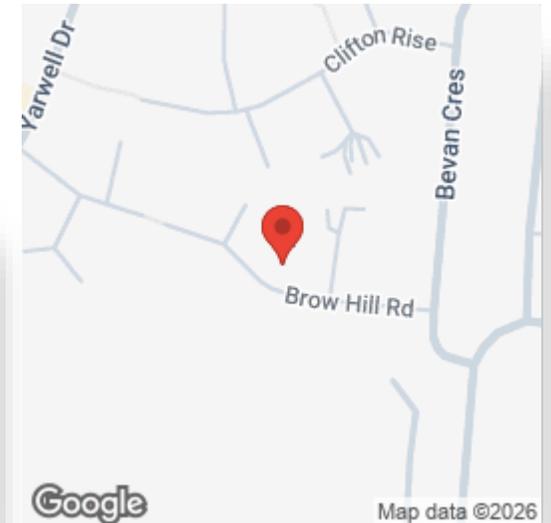
Brow Hill Road, Maltby Rotherham

- Four Bedroom Detached Family Home
- Well-Presented Throughout
- Lovely Open Plan Lounge Diner Over Two Levels
- Garden Room Opening To Rear Private Garden
- Downstairs W.C.

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106446 - 0002

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