Ground Floor
37 sq m/398.26 sq ft
Approx.

First Floor
35 sq m/376.73 sq ft
Approx.

Outbuilding
22 sq m/236.80 sq ft
Approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
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EADON LOCKWOOD & RIDDLE
ESTD 1840

8, Little Haynooking Lane, Rotherham, S66 8AR

Guide Price £190,000

8 Little Haynooking Lane, Maltby, Rotherham, S66 8AR

Description
Guide price £200000 to £220000 Located in a quiet and highly regarded residential area on the edge of Maltby, this well-presented three-bedroom semi-detached home offers a fantastic opportunity for those looking to settle in a peaceful neighbourhood, while enjoying the convenience of nearby amenities, schools, and excellent transport links. Thoughtfully maintained over the years, this much-loved home is ready for its next chapter and offers scope for the new owner to add their own style and personal touches.

Upon entering, you are welcomed into a spacious entrance hall that provides access to the main living areas. The lounge diner area is a bright, open space that benefits from a large window to the front and patio doors to the rear, which open out onto the garden. A focal gas fire adds warmth and character, creating a cosy yet versatile room ideal for relaxing or entertaining.

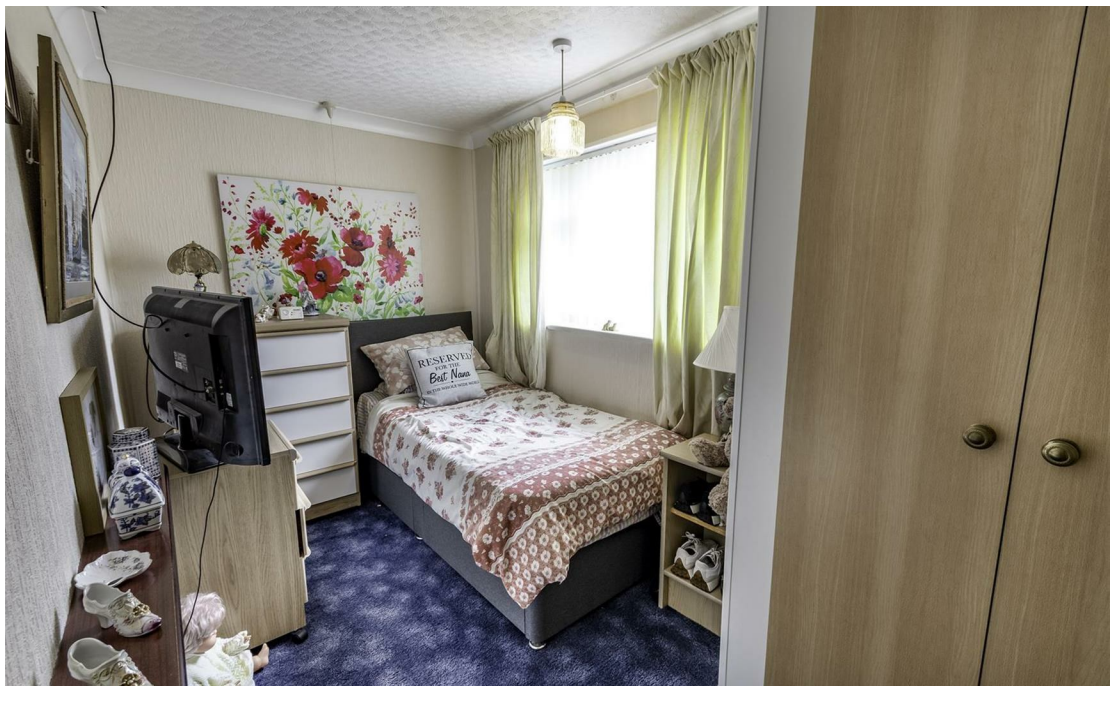
The kitchen is fitted with a range of wall and base units and provides space for essential appliances including a cooker, washing machine and fridge. Although modest in style, it is practical and functional, offering a great starting point for a modern upgrade.

Upstairs, the property boasts three well-proportioned bedrooms, all offering generous space for furnishings and storage. The master bedroom includes fitted wardrobes, providing convenient built-in storage. A family bathroom features a white three-piece suite and is accompanied by a handy storage cupboard, ideal for towels, toiletries or linen.

Externally, the property continues to impress. The front garden is attractively planted with mature shrubs and plants, enhancing the home's kerb appeal. A driveway runs alongside the property and offers ample off-road parking for multiple vehicles, leading to a larger-than-average single garage, perfect for additional storage, a workshop, or further development.

To the rear, you'll find a delightful, long garden that enjoys a good level of privacy. This outdoor space is ideal for families, gardening enthusiasts, or anyone simply seeking peace and quiet. There is also excellent potential to extend the property, subject to the necessary planning permissions, making this home not only desirable as it stands, but also a smart long-term investment.

This well-cared-for home offers the perfect blend of character, potential, and location. With its generous plot, solid structure, and scope to modernise, it represents a fantastic opportunity for anyone looking to make their mark in the Maltby area.

Don't miss out – contact us today to arrange a viewing and discover the potential of this wonderful home for yourself.

- THREE BEDROOM SEMI DETACHED PROPERTY
- LOCATED IN THIS PEACEFUL SOUGHT AFTER AREA ON THE EDGE OF MALTBY
- WELL PRESENTED THROUGHOUT
- DETACHED GARAGE WITH POWER AND LIGHTING
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZNG
- DELIGHTFUL LONG GARDEN
- EARLY VIEWING IS HIGHLY RECOMMENDED