



**Howard Road, Maltby Rotherham S66 7PN**

**welcome to**

**Howard Road, Maltby Rotherham**

A beautifully presented three-bedroom mid-terrace property offered with no onward chain. This impressive home boasts two reception rooms, a modern kitchen and bathroom and low maintenance outdoor spaces. Being finished to such a high standard throughout, this is a rare find and not to be missed!!



### **Entrance Porch**

Entry into the porch through a front facing composite door.

### **Lounge**

Reception room with internal door leading to the second reception room. A bright and welcoming lounge with a front facing double glazed window and one central heated radiator.

### **Dining Room**

Second reception room with a wall mounted electric fire being the focal point to the room. A central heated radiator further enhances the warmth whilst a rear double glazed window floods the room with light.

### **Kitchen**

Fully fitted modern kitchen comprising a range off wall, draw and base units with glass splashbacks and contrasting work surfaces which houses the sink and drainer. Integrated appliances include an oven, hob and extractor whilst the kitchen further benefits from a pantry cupboard ideal for additional kitchen storage. Having a side double glazed window and internal access to the utility.

### **Utility**

Following on from the kitchen this utility area has space for a washing machine and fridge/freezer and features a side composite door leading to the outside along with an internal door leading to the bathroom.

### **Bathroom**

Partly tiled modern bathroom fitted with a wash hand basin with vanity, w/c and bath with mains shower overhead. Additional benefits include a side double glazed window, one central heated radiator and an extractor fan.

### **Landing**

Access to all three bedrooms and loft through two loft hatches. A side double glazed windows provides natural daylight to the landing area, there is a storage cupboard and a central heated radiator.

### **Bedroom One**

Master bedroom with a front facing double glazed window and one central heated radiator.

### **Bedroom Two**

Second double bedroom with a rear double glazed window and one central heated radiator.

### **Bedroom Three**

Having a rear double glazed window and one central heated radiator.

### **Outside**

This property benefits from low-maintenance, fully enclosed areas to both the front and rear. The front garden features artificial grass, while the rear courtyard offers an outdoor tap.



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## Howard Road, Maltby Rotherham

- No Onward Chain!!
- Three Bedroom Mid-Terraced Property
- Beautifully Presented & Finished To A High Standard Throughout
- Modern Kitchen & Bathroom
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£95,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY106588 - 0002

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