


property details **approval form**

77 Victoria Street, Maltby, Rotherham, South Yorkshire, England, S66 7JE

Date: 10 February 2026

Property Ref and Version: MBY106221 - 0004



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£95,000

Tenure: Freehold

>> **key features**

- > NO ONWARD CHAIN.!
- > End-Terrace With Three Bedrooms
- > Open Aspect Views To The Front
- > Two Reception Rooms
- > Downstairs Bathroom
- > Enclosed Low Maintenance Rear Courtyard
- > Gas Central Heating & Upvc Double Glazing
- > Close to Local Amenities and Transport Links
- > EPC Rating: D

>> **short description**

Offered to the market with NO CHAIN is this three bedroom end terraced property with open aspect views to the front. Having two reception rooms, a downstairs bathroom and enclosed rear courtyard. This property is in great location being close to local amenities and transport links

>> **long description**

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>> **directions**

>> **Agent Note**

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>> room description

Entrance Porch

Entrance to the property through a front facing upvc door opening onto the lounge area.

Lounge

10' 2" x 12' 11" Max (3.10m x 3.94m Max)

Featuring a front facing bow window and an electric fire and surround both being real focal points to the room. Having one central heated radiator.

Dining Room

13' Max x 11' 9" (3.96m Max x 3.58m)

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

Kitchen

8' 9" extending to 13' 3" Into Door x 7' 10" (2.67m extending to 4.04m Into Door x 2.39m)

A fully fitted kitchen comprising a range of wall, draw and base units featuring tiled splash backs and contrasting work surfaces housing the sink and drainer. The kitchen offers under counter space for a fridge and freezer whilst also having an understairs cupboard with room for the washing machine. Having two side double glazed windows and one central heated radiator.

Rear Entrance

Entrance through a side upvc door open onto the kitchen area with an internal door leading to the downstairs bathroom,

Bathroom

Downstairs bathroom fitted with a wash hand basin, low flush w/c and bath. Featuring a central heated towel radiator, extractor fan and a rear double glazed window.

Landing

Landing with access to all bedrooms and loft through a loft hatch. Landing features one side double glazed window and one central heated radiator.

Bedroom One

13' Max x 10' 4" (3.96m Max x 3.15m)

Double bedroom with a front double glazed bow window with open views over looking the fields in front and one central heated radiator.

Bedroom Two

11' 7" x 9' 9" Max (3.53m x 2.97m Max)

A rear facing double bedroom with a rear double glazed window, one central heated radiator and a cupboard which houses the boiler.

Bedroom Three

8' 10" x 8' (2.69m x 2.44m)

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>> **room description**

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

Outside

Access through a shared gate onto the front garden area with artificial grass.

The rear of the property benefits from a fully enclosed low maintenance yard with access to an outside tap.

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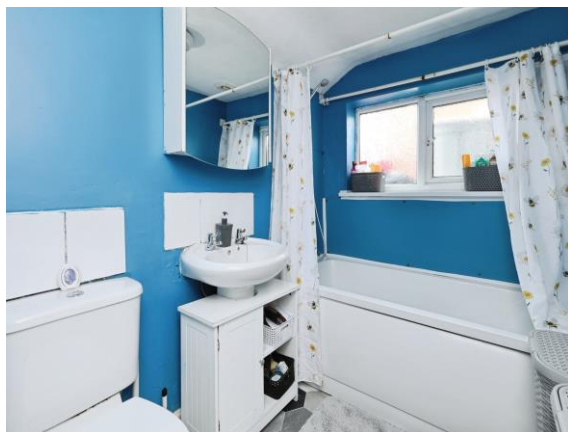
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>> **property images**



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>> **property images**



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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Calum Brennan		
Jordan Edmondson New Homes Solutions		