



Portland Place, Maltby Rotherham S66 7DG

welcome to

Portland Place, Maltby Rotherham

A well-proportioned four-bedroom mid-terraced family home offering generous living space throughout with a bright rear conservatory that acts as an additional reception. This property is an ideal choice for growing families with a downstairs w/c, private rear garden and four good size bedrooms.



Entrance Hall

Entry through a front facing upvc door, complemented by a double-glazed front window. The entrance hall leads onto the staircase for to the first-floor accommodation with further access to both the cloakroom, kitchen and lounge. Added benefit of a central heated radiator for a warm and welcoming entrance space.

Cloakroom

Leading from the hallway and conveniently offering a downstairs W/C, the room further benefits from a double-glazed side window.

Kitchen

Fully fitted kitchen comprising a range of wall, drawer and base units with tiled splashbacks and worksurfaces incorporating the sink and drainer. Integrated appliances include a double oven, hob with extractor and a fridge/freezer whilst additional space is available for a washing machine. The kitchen has the added benefit of a pantry cupboard being great for further storage. Light into the room is gained by two rear facing double glazed windows.

Lounge

Bright and welcoming front aspect lounge featuring a double glazed front window and one central heated radiator. Sliding patio doors provides access to the conservatory.

Conservatory

An additional reception room this conservatory features a upvc roof and has the added convenience of both power and lighting. Double glazed patio doors open up onto the rear garden area.

Landing

Access to all four bedrooms, bathroom and loft through a loft hatch. The landing area benefits from a double glazed side window.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Third bedroom featuring a double glazed front window and one central heated radiator.

Bedroom Four

Final rear facing bedroom having a double glazed rear window and one central heated radiator.

Bathroom

Family bathroom fitted with a wash hand basin with vanity and a L-shaped bath with mains shower overhead. The bathroom features a central heated towel radiator and has a rear facing double glazed window.

Outside

On arriving at the property you will see a lowered paved area, the front of the property also benefits from an area of matured shrubs and bushes. A side ginnel shared with the neighbour provides access to the rear garden area.

Onto the rear of the property you will see a fully enclosed private garden area featuring paved patio, decking, raised flower beds and a pond.



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Portland Place, Maltby Rotherham

- Four Bedroom Mid-Terraced Family Home
- Spacious Living Areas
- Conservatory Perfect Additional Reception Room
- Modern Bathroom
- Downstairs W/C

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106456 - 0003

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