





Armstrong Walk,Maltby Rotherham S66 8QQ

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welcome to

Armstrong Walk, Maltby Rotherham

We welcome to the market this well-presented two-bed end-terrace property, occupying a fantastic corner plot with gardens to the front, side & rear, along with an allocated parking space to the rear. Ideal for first-time buyers, the property boasts a modern kitchen & spacious living accommodation.













Entrance Hall
Entry into the property through a front facing composite door opening up onto the hallway with access to the kitchen and staircase for the first floor accommodation.

Lounge
Reception room featuring a gas fire and surrounding acting as the focal point to the room. This lounge also benefits from a central heated radiator and rear facing double glazed patio doors which open onto the rear garden.

Kitchen
Fully fitted modern kitchen compromising a range of wall, draw and base units with upstands and contrasting work surfaces housing the sink and drainer. Integrated appliances include an oven and hob with extractor whilst space within the kitchen is available for a washing machine and fridge/freezer. Additional benefits include a handy understairs storage cupboard and one central heated radiator.

Landing
Access to all first floor accommodation along with access to the loft via a loft hatch.

Bedroom One
Master bedroom with a rear facing double glazed window and one central heated radiator.

Bedroom Two
Second bedroom with two storage cupboards perfect for additional storage. In addition this bedroom features a front facing double glazed window and one central heated radiator,

Bathroom
Partly tiled bathroom fitted with a wash hand basin, w/c and bath with mains fed shower overhead. Additional benefits include a central heated towel radiator and a side facing double glazed window.

Outside
Being located on a corner plot this property offers great outdoor space having an open lawned garden with pathway leading to the front door and side gate which provides access to the rear garden. Onto the rear of the property you'll find a sizeable fully enclosed lawned garden with patio and decking area ideal for outdoor seating. An allocated car parking space with this property is situated behind the

Agent Notes
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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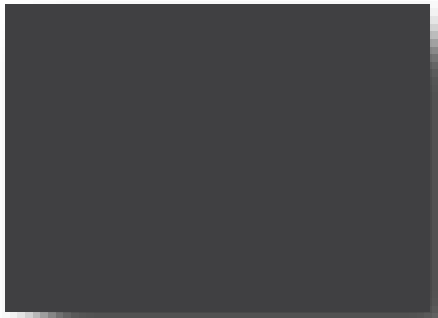
- End-Terraced Property With Two Bedrooms
- Modern Decor Throughout
- Great Corner Plot Location
- Modern Contemporary Kitchen
- Lovely Property Ideal For A First Time Buyer

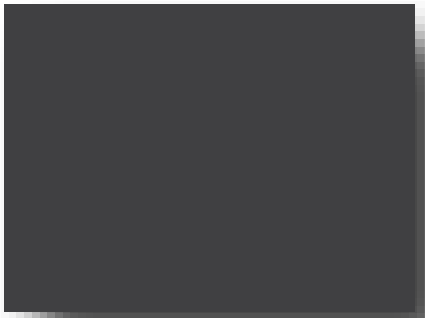
Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£145,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MBY106742

The Property Ombudsman

Property Ref:
MBY106742 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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