



**Manor Road, Maltby Rotherham S66 7EL**

**welcome to**

## **Manor Road, Maltby Rotherham**

Offered with no chain, this three double bedroom semi-detached home is ideal for buyers looking to take the next step up the property ladder. Boasting a modern shower room, a sizeable rear garden, detached garage, and driveway for multiple vehicles this property offers excellent family living.



### Entrance Hall

Entry into the property through a side facing upvc door complemented by a double glazed side window. Entrance hallway provides access to the stairs for the first floor accommodation along with access to the understairs cloakroom. The hallway is heated by one central heated radiator.

### Lounge

Reception room with two front-facing double-glazed windows that allow plenty of natural daylight to flood the room. A gas fire with surround provides an attractive focal point, while two central heated radiators offer additional warmth and comfort.

### Kitchen

Fully fitted with a range of wall, drawer and base units, complemented by tiled splashbacks and contrasting work surfaces incorporating a sink and drainer. Integrated appliances include a double oven and gas hob with extractor above, while there is also space and plumbing for a washing machine. The kitchen further benefits from a useful pantry cupboard with space for a fridge/freezer. A rear-facing double-glazed window and upvc door overlook the rear garden, while a central heated radiator provides warmth and comfort.

### Cloakroom

Conveniently offering a downstairs w/c.

### Landing

Access to all living accommodation along with access to the loft through a loft hatch.

### Bedroom One

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

### Bedroom Two

Second bedroom with a handy built in cupboard. This double bedroom also offers both front and side double glazed windows and one central heated radiator.

### Third Bedroom

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

### Shower Room

Fully tiled modern shower room fitted with a wash hand basin, w/c and a shower cubicle with a mains fed shower. Additional benefits include both rear and side facing double glazed windows, an extractor fan and one central heated radiator.

### Outside

The front of the property features a gated block paved driveway ideal for off road parking leading down the side of the house onto the detached garage. The front also benefits from a lawned area surrounded with hedgerow giving sense of privacy to the front garden.

To the rear, you will find a private and generously sized garden featuring a raised block-paved patio, with steps leading down to a lawned area bordered by mature trees. The rear of the property also benefits from an outside tap and access to both outbuildings.

### Outbuildings

Two integrated outbuildings providing useful additional storage space.

### Detached Garage

Detached garage with an up and over front door.

### 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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## **Manor Road, Maltby Rotherham**

- No Onward Chain.!!
- Three Double Bedroom Semi-Detached Property
- Good Size Living Areas
- Modern Shower Room
- Sizeable Private Garden To The Rear

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £160,000



Please note the marker reflects the postcode not the actual property

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