



Malwood Way, Maltby Rotherham S66 7HF

welcome to

Malwood Way, Maltby Rotherham

We are pleased to offer to the market this well-presented two bedroom first floor flat, being in great location close to local amenities & transport links, this flat is perfect for a first time buyer or investor. Benefiting from an open plan living space, a modern bathroom & allocated parking.



Inner Lobby

Entrance into the property with access to the loft through a loft hatch and a storage cupboard.

Entrance Hall

Entrance through a front facing UPVC double glazed door with hallway leading onto the stairs for the first floor accommodation.

Lounge

14' 2" Max x 9' 2" (4.32m Max x 2.79m)

A front aspect open plan lounge with dinner featuring a front double glazed window, storage cupboard and one central heated radiator. Lounge area also features a wall mounted electric fire being a real focal point to the room.

Dining Room

8' 5" x 9' 5" (2.57m x 2.87m)

Having one central heated radiator.

Kitchen

6' 11" Max x 8' 9" (2.11m Max x 2.67m)

A fully fitted kitchen comprising a range of wall, draw and base units featuring tiled splashbacks and contrasting work surfaces housing the sink and drainer. With space available for a fridge, washing machine and cooker. Kitchen benefits from a side double glazed window giving plenty of light into the room.

Landing

Landing area with loft access through a loft hatch whilst also benefiting from a storage cupboard.

Bedroom One

10' 9" to front of wardrobes x 8' 5" (3.28m to front of wardrobes x 2.57m)

A rear facing double bedroom with fitted wardrobes, featuring a rear double glazed window and one central heated radiator.

Bedroom Two

6' 5" extending to 9' 10" Into door x 8' 9" (1.96m

extending to 3.00m Into door x 2.67m)

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

Bathroom

A modern three piece bathroom comprising a wash hand basin, low flush w/c and bath with mains shower overhead. Featuring tiling to the walls, spotlights to the ceiling, extractor fan and a central heated towel radiator. Bathroom also benefits from a side double glazed window.

Outside

This property offers an outside storage cupboard, with a small lawned area to the front. Whilst also providing an allocated parking space to the rear.



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Malwood Way, Maltby Rotherham

- Two Bedroom First Floor Flat
- Well Presented Throughout
- Open Plan Lounge/Diner
- Modern Three Piece Bathroom
- Allocated Off Street Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 70.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Nov 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£98,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106208 - 0003

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