



Armstrong Walk, Maltby Rotherham S66 8QQ

welcome to

Armstrong Walk, Maltby Rotherham

Boasting excellent kerb appeal and offered to the market with no onward chain, this well-presented three-bedroom detached home is perfect for someone wanting to move up the property ladder. Featuring three receptions rooms, a modern shower room, detached garage and sizeable driveway.



Entrance Hall

Entry into the property through a front facing composite door complemented by a side facing double glazed window. The entrance hallway provides access to the staircase for the first floor accommodation whilst also benefiting from one central heated radiator and a handy storage cupboard.

Lounge

Front facing reception room with an open archway leading to the dining area. The lounge features a front facing double glazed box window and an electric fire with surround both acting as focal points to the room, whilst a central heated radiator helps add additional warmth.

Dining Room

Second reception room with internal door leading to the conservatory. This dining area also benefits from one central heated radiator.

Kitchen

Fully fitted kitchen comprising a range of wall, draw and base units with splashbacks and contrasting work surfaces housing the sink and drainer. Integrated appliances include a dishwasher, oven and hob with extractor hood above, while there is also space and plumbing for a washing machine and fridge/freezer. A rear facing double glazed window allows plenty of natural daylight into the room.

Conservatory

Additional reception room featuring a solid roof, side and rear double glazed windows along with rear facing french patio doors. This conservatory offers a central heated radiator meaning this room can be used all year round.

Landing

Access to all first floor accommodation along with access to a handy storage. The landing further benefits from a side double glazed window and offers access to the loft via a loft hatch. The loft space is boarded, with lighting, benefits from pull-

down ladders and also hosts the central heating boiler.

Bedroom One

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

Bedroom Two

Second bedroom with built in wardrobes having a rear facing double glazed window and one central heated radiator.

Bedroom Three

Third bedroom with a handy storage cupboard, having a front facing double glazed window and one central heated radiator.

Shower Room

A modern walk in shower room fitted with a wash hand basin, w/c and shower cubicle with mains fed shower. Additional benefits include a rear facing double glazed window and a central heated towel radiator.

Outside

This property has great kerb appeal having a lawned garden with stocked flower beds along with a driveway which extends down the side of the property and onto the garage behind. The rear of the property offers a well maintained fully enclosed lawned garden with two patio areas ideal for outdoor seating.

Detached Garage

Detached garage offering both power and lighting with an electric roller 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.



view this property online williamhbrown.co.uk/Property/MBY106675



welcome to

Armstrong Walk, Maltby Rotherham

- No Onward Chain!!
- Detached Property With Three Bedrooms
- Three Reception Rooms Including A Conservatory With Solid Roof
- Quiet Cul-De-Sac Location
- Lovely Kerb Appeal

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£215,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MBY106675](https://www.williamhbrown.co.uk/Property/MBY106675)



Property Ref:
MBY106675 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01709 812301



maltby@williamhbrown.co.uk



54 High Street, Maltby, ROTHERHAM, South
Yorkshire, S66 8LA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)