



**Maple Avenue, Maltby Rotherham S66 8AY**

**welcome to**

## **Maple Avenue, Maltby Rotherham**

This well-presented semi-detached home has been finished to a lovely standard by the current vendors making it move in ready. Featuring modern kitchen and bathroom, dining area and separate lounge, side extension/utility and a driveway for multiple cars.



## **Entrance**

A front facing UPVC door opens to the hall with a side facing double glazed window, central heated radiator and understairs cupboard.

## **Lounge**

12' 7" Max x 12' 6" ( 3.84m Max x 3.81m )  
A lovely lounge with a front facing double glazed window and central heated radiator.

## **Kitchen Diner**

18' 11" x 9' 3" ( 5.77m x 2.82m )  
A fitted kitchen comprising a range of wall, drawer and base units, with worktops and an inset sink drainer. Integrated appliances include an electric oven, electric hob and extractor hood overhead. There is space for a washing machine. Has two rear facing double glazed window, downlights, a central heated radiator.

## **Extension / Utility**

16' 10" x 5' 3" ( 5.13m x 1.60m )  
Having a front facing UPVC door and double glazed patio doors onto the rear garden. Being a great size this space offers multiple functionalities.

## **Landing**

Having a side facing double glazed window, cupboard and loft access.

## **Bedroom One**

10' extending to 12' 10" Into Door x 11' 2" ( 3.05m extending to 3.91m Into Door x 3.40m )  
Having fitted wardrobes, a front facing double glazed window and a central heated radiator.

## **Bedroom Two**

11' 1" extending to 12' 7" Into Door x 8' 9" ( 3.38m extending to 3.84m Into Door x 2.67m )  
Having built in wardrobes, a rear facing double glazed window and a central heated radiator.

## **Bedroom Three**

8' 9" x 7' 11" ( 2.67m x 2.41m )  
Having a built in wardrobe, front facing double glazed window and a central heated radiator.

## **Bathroom**

A modern three piece suite comprising a wash hand basin on vanity unit, low flush w.c. and bath with mains shower overhead. Has part tiling to the walls, downlights, central heated towel rail and double glazed windows to the side and rear.

## **Outside**

To the front is a gated driveway with space for multiple cars.

To the rear is fully enclosed garden with a paved patio, lawn and raised decking area.

There is a brick built outbuilding with power, lighting and UPVC door.



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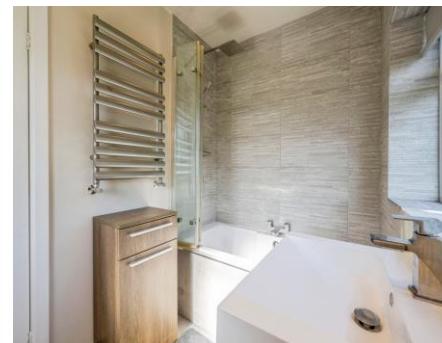
## Maple Avenue, Maltby Rotherham

- Three Bedroom Semi-Detached
- Well-Presented Throughout
- Modern Kitchen & Bathroom
- Side Extension/Utility Space
- Gated Driveway With Parking For Multiple Cars

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£180,000**

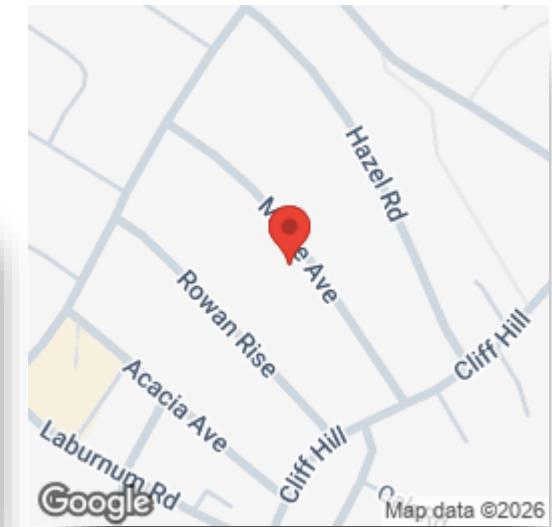


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Property Ref:  
MBY106290 - 0007



Please note the marker reflects the postcode not the actual property

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