





Southey Crescent,Maltby Rotherham S66 7LY

Not for marketing purposes INTERNAL USE ONLY

welcome to

Southey Crescent, Maltby Rotherham

Offered to the market with no chain is this deceptively spacious three-bedroom semi-detached home, boasting generous outdoor space and well-maintained accommodation throughout. Conveniently located close to local amenities and bus routes, the property offers excellent potential for a range of buyers













Entrance Hall
Entry into the property through a front facing composite door complimented by a front facing double glazed window. This entrance hallway provides access to the staircase for the first floor accommodation and benefits from one central heated radiator.

Lounge
Dual aspect reception room having both front and rear facing double glazed windows along with two central heated radiators.

Kitchen
Fully fitted kitchen comprising a range of wall, draw and base units with tiled splashbacks and contrasting work surfaces which houses the sink and drainer. Space within the kitchen is available for a washing machine and cooker, whilst the kitchen also benefits from a central heated radiator. A side composite door along with two rear facing double glazed windows allow plenty of natural daylight into the room.

Ground Floor Shower Room
Fully tiled shower room fitted with a wash hand basin, w/c and a corner shower cubicle with electric shower. Additional benefits include a central heated radiator along with both side and front facing double glazed windows.

Landing
Access to all first floor accommodation along with access to the loft via a loft hatch. Additional benefits to the landing include a rear double glazed window, a central heated radiator and a storage cupboard housing the boiler for the property.

Bedroom One
Dual aspect master bedroom having both rear and front facing double glazed windows along with two central heated radiators.

Bedroom Two
Second bedroom with a handy storage cupboard. This double bedroom also benefits from a front facing double glazed window and one central heated radiator.

Bedroom Three
Third bedroom having a rear facing double glazed window and one central heated radiator.

Outside
This property offers great outdoor space, to the front you will see a well maintained lawned garden boarded with gravel, shrubs and matured plants. A side gate provides access onto the rear garden were you will find a fully enclosed sizeable garden with patio, lawn and a graveled area with shrubs and trees. The rear garden also benefits from an outside tap.

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.

Agent Notes
We believe that this property is of steel frame construction. We ask that buyers make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

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- No Onward Chain.!!
- Semi-Detached Property With Three Bedrooms
- Ideal For Someone Wanting To Move Up The Property Ladder
- Well Maintained Property Throughout
- Good Size Living Areas

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

£150,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MBY106568 - 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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