



**Dale Hill Road, Maltby Rotherham S66 8AG**

**welcome to**

## **Dale Hill Road, Maltby Rotherham**

A modern and well-presented two bedroom semi-detached home offering stylish living throughout making it move in ready and perfect for a first time buyer. Featuring a modern kitchen and bathroom, private rear garden, off street parking and larger than average detached garage.



## **Entrance Porch**

Entry through a front facing upvc door and benefits from spotlights to the ceiling.

## **Lounge**

A well-presented lounge area featuring an open staircase rising to the first floor accommodation, The lounge also benefits from a double glazed window to the front, spotlights to the ceiling and one central heated radiator.

## **Kitchen**

Modern kitchen fitted with wall, draw and base units with tiled splashbacks and contrasting worksurfaces housing the sink and drainer. Integrated appliances include oven, hob and extractor hood above, whilst space is available for a washing machine and fridge/freezer. Kitchen features a breakfast bar area and benefits from a double glazed window to the rear and a upvc door to the side.

## **Landing**

Landing area with access to all first floor accommodation. Having spotlighting and one central heated radiator.

## **Bedroom One**

A stylish front facing double bedroom with a double glazed window to the front and one central heated radiator.

## **Bedroom Two**

Rear facing double bedroom featuring a built in cupboard for extra storage, a rear double glazed window and one central heated radiator.

## **Bathroom**

A stunning modern fully tiled bathroom fitted with a wash hand basin, low flush w/c and bath with mains shower overhead, Featuring a central heated towel radiator, an extractor fan and a side double glazed window. Loft access is situated on the bathroom ceiling through a loft hatch.

## **Outside**

The front of the property offers a low maintenance garden area with a side gate access to the rear garden.

Onto the rear you will see a fully enclosed garden area with paved patio and steps leading to a lawned area.

## **Garage**

Access to the drive way and garage from behind the house on Acre Close. Garage features an up and over front door with a rear double glazed window and upvc door leading onto the rear garden for the property, The garage has the convenience of both power and lighting.



***view this property online*** [williamhbrown.co.uk/Property/MBY106351](http://williamhbrown.co.uk/Property/MBY106351)



welcome to

## Dale Hill Road, Maltby Rotherham

- Two Bedroom Semi-Detached Home
- Highly Sought After Location
- Well-Presented Throughout
- Modern Kitchen And Bathroom
- Perfect First Time Home

Tenure: Freehold EPC Rating: D

Council Tax Band: A



offers over

**£155,000**



view this property online [williamhbrown.co.uk/Property/MBY106351](http://williamhbrown.co.uk/Property/MBY106351)

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.



Property Ref:  
MBY106351 - 0005

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01709 812301**



[maltby@williamhbrown.co.uk](mailto:maltby@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)

