



**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.



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## **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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MBY106351 - 0005

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