





Beresford Road,Maltby Rotherham S66 7PF

william
h brown

welcome to

Beresford Road, Maltby Rotherham

Offered to the market with NO CHAIN is this RENOVATION OPPORTUNITY making a great opportunity for an investor. Having three bedrooms, two reception rooms, low maintenance outdoor spaces and being conveniently located for access to amenities, schools and transport links.













Porch
A front facing UPVC door open the porch with internal door to the dining room.

Dining Room
Having a front facing double glazed window and open plan arch to the lounge.

Lounge
Having a rear facing double glazed window and doors leading to both the stairs and kitchen.

Kitchen
Comprising a fitted kitchen with sink drainer, space and plumbing for a washing machine and an understairs pantry cupboard. Has a side facing double glazed window, UPVC door to the rear yard and access to the bathroom.

Bathroom
A three piece suite comprising a wash hand basin, W.C and bath. There is a side facing double glazed window.

Landing
Having a side facing double glazed window and access to all first floor accommodation.

Bedroom One
A double bedroom with front facing double glazed window.

Bedroom Two
A further double bedroom with fitted cupboards and rear facing double glazed window.

Bedroom Three
Having a rear facing double glazed window.

Outside
To the front a shared gated provides access to the front door and a low maintenance garden.

To the rear is an enclosed low maintenance yard.

Agents Note
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.

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Beresford Road, Maltby Rotherham

- NO CHAIN!!
- Refurbishment Opportunity
- Three Bedroom Terraced Property
- Two Reception Rooms
- Low Maintenance Outdoor Spaces

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

£59,950



Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MBY106708 - 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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