



**Portland Place, Maltby Rotherham S66 7DG**

**welcome to**

**Portland Place, Maltby Rotherham**

A beautiful newly renovated mid-terraced property with three generously sized bedrooms. Available with no onward chain this property is perfect for a first time buyer and benefits a stylish open-plan kitchen, diner, lounge, a modern four-piece bathroom, additional downstairs W.C and a driveway!!



### **Entrance Hall**

Entry to the property via a front-facing composite door, which opens into a welcoming entrance hallway featuring a glass staircase leading to the first-floor accommodation. Access from the hallway to the cloakroom and kitchen.

### **Cloakroom**

Conveniently offering a downstairs w/c and wash hand basin with vanity. The cloakroom also features a double glazed side window.

### **Kitchen**

The open-plan kitchen and lounge area is fitted with a range of modern wall, drawer, and base units, complemented by glass splashbacks and wood-effect work surfaces, housing a stainless-steel sink and drainer. Integrated appliances include a double oven, hob, and extractor hood with additional space available for a fridge/freezer. A rear-facing upvc door provides access to the utility area and is complemented by a rear-facing double-glazed window.

### **Lounge Diner**

Bright and well lit reception room featuring patio doors leading onto the rear garden area, along with a front facing double glazed window both providing plenty of day light into the room. Two central heated radiators provides warmth into the reception area.

### **Conservatory / Utility**

Leading from the kitchen, the conservatory / utility offers plumbing for a washing machine along with power and lighting. A upvc door provides access to the rear garden, while both rear and side double-glazed windows allow plenty of natural daylight to flood the space.

### **Landing**

Landing area with access to all three bedrooms and bathroom.

### **Bedroom One**

The master bedroom features newly laid carpets and benefits from a front-facing double-glazed window, along with a centrally heated radiator.

### **Bedroom Two**

Second double bedroom featuring newly laid carpets, a front facing double glazed window and one central heated radiator.

### **Bedroom Three**

Third double bedroom features newly fitted carpets and benefits from a rear-facing double-glazed window, along with a central heated radiator.

### **Bathroom**

Brand new modern four piece bathroom fitted with a wash hand basin, w/c, bath and shower cubicle. This bathroom benefits from glass splashbacks around the bath and shower, a rear facing double glazed window and a central heated towel radiator.

### **Outside**

The front of the property benefits from a driveway providing off-road parking. There is also a lawned area and a paved pathway leading to a shared ginnel at the side of the property, which provides access to the rear garden.

To the rear, you will find a fully enclosed, private garden featuring a paved patio area ideal for outdoor seating, which leads onto a raised lawned garden.



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## Portland Place, Maltby Rotherham

- No Onward Chain!!
- Three Double Bedroom Mid-Terraced Property
- Recently Refurbished To A High Standard
- Lovely Open Plan Living Space
- Newly Fitted Flooring Throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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