





Charnell Avenue, Maltby Rotherham S66 7DB

william
h brown

welcome to

Charnell Avenue, Maltby Rotherham

Ideally situated on a quiet no through road and close to local amenities, this two bedroom mid-terrace home presents an excellent opportunity for first-time buyers and investors alike. Offered to the market with no onward chain, the property boasts two double bedrooms and a sizeable rear garden.













Entrance Hall
Entry into the property through a front facing upvc door opening up onto the entrance hallway with access to the staircase for the first floor accommodation. One central heated radiator adds warmth to the entrance hallway.

Lounge
Dual aspect reception room benefiting from two front-facing and one rear-facing double glazed windows, allowing plenty of natural light to flood the space. The room further benefits from a gas fire and a central heated radiator, providing a warm and comfortable living area

Kitchen
A fully fitted kitchen comprising a range of wall, draw and base units with splashbacks and contrasting worksurfaces housing the sink and drainer. Integrated appliances include an oven and hob with extractor whilst space within the kitchen is available for a washing machine and fridge and freezer. A rear upvc door complemented by both rear and front facing double glazed windows allow plenty of natural light into the room whilst a central heated radiator provides warmth. The kitchen further benefits from a breakfast bar area.

Landing
Access to all first floor accommodation, the landing area also benefits from a rear facing double glazed window.

Bedroom One
Master bedroom with a handy storage cupboard. This double bedroom features both front and rear facing double glazed windows along with benefiting from two central heated radiators.

Bedroom Two
Second double bedroom featuring both front and rear double glazed windows along with having two central heated radiators.

Bathroom
Three piece bathroom fitted with a wash hand basin, w/c and bath with electric shower overhead. Additional benefits include tiling to the walls, a rear facing double glazed window, central heated towel radiator and extractor fan.

Outside
The front of the property features a low-maintenance pebbled garden with a pathway and ginnel providing access to the rear. The fully enclosed sizeable rear garden offers a paved patio ideal for outdoor seating along with a lawned area with mature trees to the bottom of the garden.

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.

welcome to

Charnell Avenue, Maltby Rotherham

- No Onward Chain!!
- Mid Terrace Property With Two Double Bedrooms
- Ideal Property For A First Time Buyer Or Investor
- Located On A No Through Road
- Sizeable Garden To The Rear

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

£115,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MBY106491

The Property Ombudsman

Property Ref:
MBY106491 - 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.

william h brown

01709 812301

maltby@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.