



**Newland Avenue, Maltby Rotherham S66 8AJ**

**welcome to**

**Newland Avenue, Maltby Rotherham**

Only a few years old, this modern & beautifully presented three-bedroom home is an ideal choice for a growing family and is available with no onward chain. Boasting a stylish modern kitchen/diner, a convenient downstairs W/C & generously sized bedrooms, this impressive property is not to be missed.!



### **Entrance Hall**

Entry through a front facing composite door complemented by a double glazed side window. Hallway leading to the stairs for the first floor accommodation whilst internal doors provide access to all ground floor living spaces. The welcoming hallway features tiled flooring and one central heated radiator.

### **Lounge**

A beautiful bright and well lit reception area featuring a front facing double glazed window and one central heated radiator.

### **Kitchen/Diner**

Beautiful open plan kitchen diner fitted with modern wall, drawer and base units with tiled splashbacks and contrasting work surfaces housing the sink and drainer. Integrated appliances include an oven, gas hob and extractor whilst additional space is available for a washing machine and fridge/freezer. Rear patio french doors open up onto the rear garden whilst accompanied by a rear double-glazed window. The kitchen/diner features ceiling spotlights, tiled flooring and one central heated radiator.

### **Cloakroom**

Conveniently offering a downstairs w/c and wash hand basin, featuring ceiling spotlights, a side double glazed window, extractor fan and a central heated radiator.

### **Landing**

Access to all first floor accommodation along with access to the loft through a loft hatch. Hallway benefits from a side facing double glazed window.

### **Bedroom One**

Front facing master bedroom with a double glazed front window and one central heated radiator.

### **Bedroom Two**

Second bedroom featuring a rear double glazed window and one central heated radiator.

### **Bedroom Three**

Third bedroom with a rear double glazed window and one central heated radiator.

### **Bathroom**

Three piece modern bathroom fitted with a wash hand basin, low flush w/c and bath with mains fed shower over head. Bathroom features ceiling spotlights and a front double glazed window both bringing plenty of light into the room. The bathroom further benefits from a central heated radiator, extractor fan and a handy storage cupboard.

### **Outside**

On arriving at the property, you are welcomed by a driveway providing convenient off-road parking for multiple vehicles. The front of the property further benefits from a well-maintained lawned garden with established shrubs, as well as side access leading to the rear garden.

To the rear is a fully enclosed landscaped garden, featuring a paved patio area ideal for outdoor seating leading onto a lawned garden space. The rear garden also benefits from an outside tap.



**view this property online** [williamhbrown.co.uk/Property/MBY106463](http://williamhbrown.co.uk/Property/MBY106463)



welcome to

## Newland Avenue, Maltby Rotherham

- No Onward Chain!!
- Semi-Detached With Three Good Size Bedrooms
- Well Presented & High Specification Throughout
- Perfect Opportunity For A growing Family
- Modern Open Plan Kitchen/Diner

Tenure: Freehold EPC Rating: B

Council Tax Band: B

# £220,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MBY106463](http://williamhbrown.co.uk/Property/MBY106463)



Property Ref:  
MBY106463 - 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 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)**