

HUNTERS[®]

HERE TO GET *you* THERE



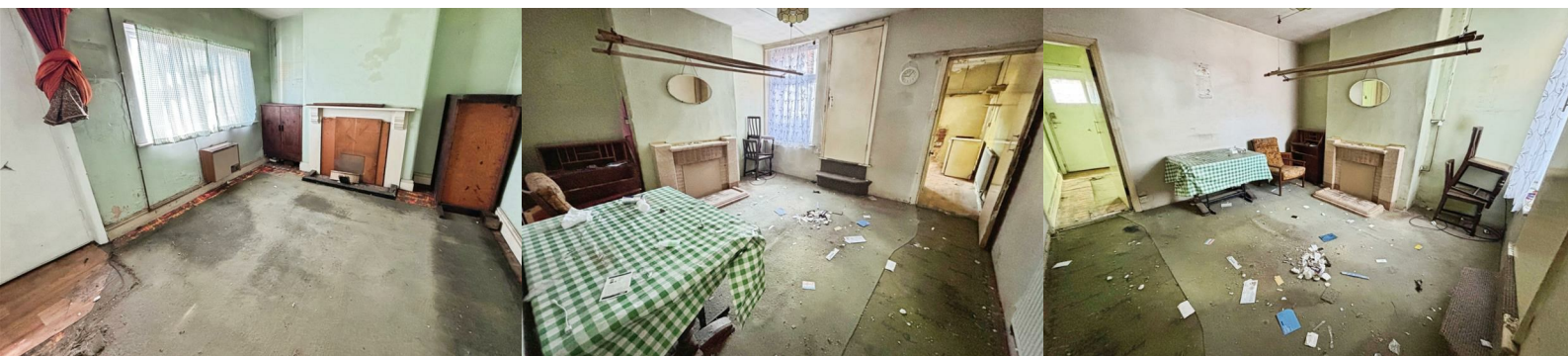
Muglet Lane

Maltby, Rotherham, S66 7NB

£75,000



We offer to the market a two bedroom mid terrace house which requires a scheme of refurbishment located in the popular town of Maltby with amenities including supermarkets, leisure centre, parks, restaurants, public houses and cafes and acces to the M18 motorway providing links to Rotherham and Sheffield and M1. Accommodation briefly comprises Lounge, Dining Room, Kitchen to the ground floor and two Bedrooms and Bathroom to the first floor.



ACCOMMODATION

Wooden entrance door leading into:

LOUNGE 12'11" x 9'11" (3.96m x 3.04m)

uPVC double glazed window to the front elevation, fireplace, wall mounted gas heater, door giving access into:

DINING ROOM 12'0" x 12'10" (3.68m x 3.93m)

uPVC double glazed window to the rear elevation, tiled fireplace and radiator. Door giving access to stairs rising to the first floor accommodation and further door giving access to:

KITCHEN 7'11" x 9'0" with recess to doorway (2.43m x 2.75m with recess to doorway)

uPVC double glazed door and window to the side elevation and radiator. Further door giving access to under stairs pantry area.

FIRST FLOOR LANDING

With doors giving access to:

BEDROOM ONE 12'11" x 10'0" (3.96m x 3.07m)

uPVC double glazed window to the front elevation, wall mounted gas heater.

BEDROOM TWO 12'1" x 9'8" (3.69m x 2.97m)

uPVC double glazed window to the rear elevation, cast iron fire feature, radiator.

BATHROOM 9'0" x 7'11" (2.76m x 2.43m)

uPVC double glazed window to the rear elevation, suite comprising w.c., hand basin and bath, radiator.

EXTERNALLY

To the front is a buffer garden giving access to the entrance door and to the rear is a low maintenance yard.

TENURE - Freehold

COUNCIL TAX

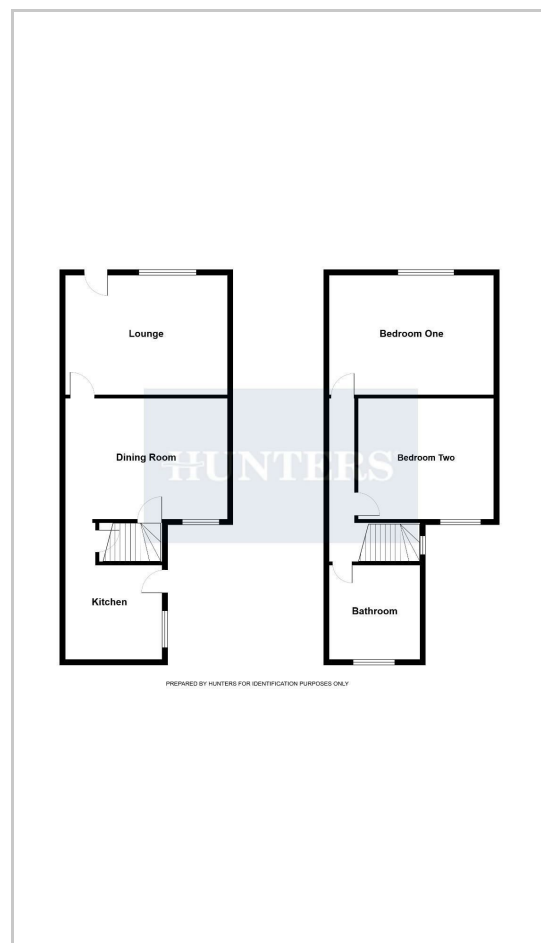
Through enquiry of the Rotherham Council we have been advised that the property is in Rating Band 'A'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

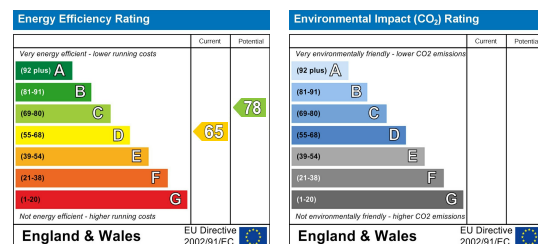
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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