





Morrell Street, Maltby ROTHERHAM S66 7LL

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welcome to

Morrell Street, Maltby ROTHERHAM

Offered to the market with no onward chain, this well-presented two double bedroom mid-terraced property represents an excellent opportunity for first-time buyers & investors alike. Boasting two spacious reception rooms, a generously sized bathroom & a rear courtyard with access to outdoor storage.













Entrance Porch
Entry into the porch through a front facing wooden door with internal door leading into the dining room

Dining Room
Front facing reception room having a double glazed front window along with double doors leading into the the lounge. The dining room also benefits from a fire with brick surround acting as the focal point to the room.

Lounge
Reception room featuring a rear facing double glazed window and one central heated radiator.

Kitchen
Fully fitted kitchen compromising a range of wall, draw and base units with contrasting work surfaces incorporating the sink and drainer. Integrated appliances include a washing machine whilst space is available for a cooker. The kitchen also benefits from a pantry cupboard ideal for extra storage, an extractor fan, a side double glazed window along with a wooden door which opens onto the side of the property.

Landing
Access to all first floor accommodation along with access to the loft via a loft hatch. The landing further benefits from a side facing double glazed window.

Bedroom One
Master bedroom having a front facing double glazed window and one central heated radiator.

Bedroom Two
Second double bedroom featuring a cupboard housing the boiler for the property. This second bedroom also offers one central heated radiator and a double glazed rear window.

Bathroom
A sizeable fully tiled bathroom fitted with a wash hand basin, w/c and corner bath with electric shower overhead. Additional benefits include a rear facing double glazed window, extractor fan and one central heated radiator.

Outside
The property has access to a rear courtyard which offers two brick built outbuildings great for additional storage.

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.

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Morrell Street, Maltby ROTHERHAM

- No Onward Chain!!
- Mid-Terrace Property With Two Double Bedrooms
- Neutral decor & Well-Presented Throughout
- Perfect Property For A First Time Buyer Or Investor
- Two Reception Rooms

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

offers in the region of

£85,000







Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MBY106732

The Property Ombudsman

Property Ref:
MBY106732 - 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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