



**Park View, Maltby Rotherham S66 7DJ**

**welcome to**

## **Park View, Maltby Rotherham**

An extended two double bedroom property that has been well-maintained by the current vendors and is available with NO CHAIN! Featuring a rear dining extension that creates an additional versatile living space. Ideal for first-time buyers eager to put their own stamp on a property.



## **Entrance Porch**

Entry through a front-facing UPVC door, complemented by side and front double-glazed windows, with an internal door leading through to the hallway.

## **Hallway**

Leading from the porch is the hallway, which provides access to the stairs to the first-floor accommodation and includes one central heated radiator.

## **Lounge**

Featuring a gas fire with surround as the focal point of the lounge, the room also benefits from two front-facing double-glazed windows, central heated radiator and doors to the extension.

## **Dining Room**

A great extension to the property benefiting from side French doors that lead to the rear garden, a rear double-glazed window and a central heated radiator.

## **Kitchen**

Fully fitted kitchen comprising a range of wall, drawer and base units with tiled splashbacks and work surfaces housing the sink and drainer. Integrated appliances include an oven, hob and extractor fan, with space provided for a washing machine and fridge/freezer. The room also benefits from a rear UPVC door, along with both front and rear double-glazed windows.

## **Wet Room**

Ground-floor wet room comprising a wash hand basin, low-flush W/C and a mains shower, featuring a rear double-glazed window, a central heated radiator, and an extractor fan.

## **Landing**

Landing with access to all first floor accommodation along with access to the loft through a loft hatch. Landing area also benefits from a double glazed window to the rear,

## **Bedroom One**

Dual-aspect double bedroom with fitted wardrobes, featuring two front-facing and one rear-facing double-glazed windows and a central heated radiator.

## **Bedroom Two**

Having a front-facing double-glazed window, a central heated radiator and access to an airing cupboard.

## **Shower Room**

First-floor shower room comprising a wash hand basin, low-flush W/C and a shower cubicle with electric shower. Featuring a central heated towel radiator and a rear double-glazed window.

## **Outside**

The front of the property offers a low-maintenance garden area with lawn and established shrubs.

To the rear, you will find a fully enclosed space offering patio seating and an area of artificial lawn.



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## Park View, Maltby Rotherham

- No Chain!!
- Extended Mid-Terraced With Two Double Bedrooms
- Well-Maintained
- Extension Providing A Dining Room Or Second Reception Room
- Two Shower Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£120,000**



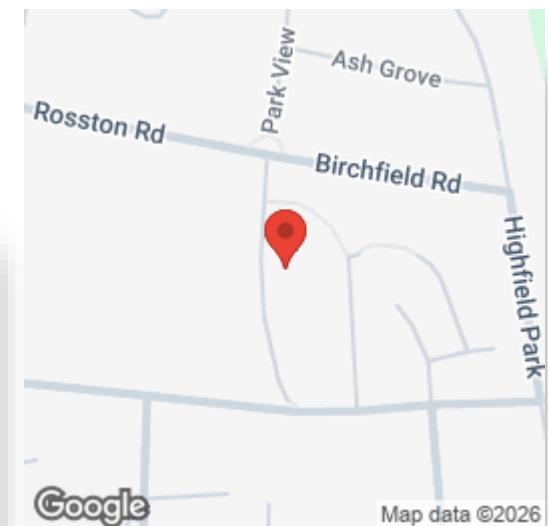
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Property Ref:  
MBY106398 - 0003

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Please note the marker reflects the postcode not the actual property

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