

**FOR SALE**



**Rowan Rise, Maltby**  
**Guide Price £165,000**

  
**MARTIN&CO**



## Rowan Rise, Maltby

3 Bedrooms, 1 Bathroom

**Guide Price £165,000**

- Semi detached
- Three bedrooms
- Two reception rooms
- Commuter links
- Popular location

GUIDE PRICE £165,000 - £170,000. Offered to the market with no onward chain is this well positioned three bedroom semi detached home located on Rowan Rise in Maltby, an area that remains popular due to its balance of local amenities and convenient transport links. The property is suited to a range of buyers and offers a practical layout. The accommodation begins with a front entrance hall, providing access to the ground floor rooms and stairs leading to the first floor. To the front of the property is a lounge, a comfortable living space with a pleasant outlook that works well as a main sitting area. To the rear sits a separate dining room, offering a more formal space for meals or an additional reception room depending on requirements. The layout between the two rooms provides flexibility for both everyday use and occasional entertaining. The kitchen is fitted with a range of wall and base units and offers space for freestanding appliances. Positioned to the rear of the property, it provides easy access to the garden and has potential for further improvement or reconfiguration if desired. The overall ground floor arrangement is straightforward and functional, making it easy to adapt to different needs. Upstairs, the first floor landing leads to three well proportioned bedrooms. Each room offers a practical layout, suitable for a mix of sleeping, working or



storage arrangements. The family bathroom is fitted with a white two piece suite, while a separate WC sits alongside, adding convenience for busier households. Externally, the property benefits from gardens to both the front and rear. The front garden provides a simple and tidy approach to the home, while the rear garden offers outdoor space that can be adapted for seating, planting or general use. The garden size is manageable while still allowing room for a range of uses.

Maltby continues to be a well regarded area within Rotherham, offering a selection of local shops, cafes and everyday services. Nearby supermarkets include Morrisons in Maltby itself, with additional options such as Tesco and Aldi available in neighbouring areas including Bramley and Hellaby. For families, the area is served by a number of schools including Maltby Redwood Academy and Maltby Lilly Hall Academy, both within easy reach.

For those needing to commute, the location provides straightforward access to both the M1 and M18 motorway networks, making travel towards Sheffield,

Rotherham, Doncaster and beyond relatively simple. Public transport links run through Maltby, connecting to surrounding towns and offering further convenience for day to day travel.

This is a straightforward home in a consistently popular area, with the added benefit of no onward chain. The layout, location and potential on offer make it a sensible option for buyers looking to establish themselves or invest in a well connected part of Rotherham.

**ENTRANCE HALL** With a staircase rising to the first floor landing with under stairs storage, side facing window and front facing entrance door.

**LOUNGE** Having a front facing window and laminate flooring.

**DINING ROOM** With a rear facing window and laminate flooring.



**KITCHEN** Having a range of fitted wall and base units. Base units are set beneath contrasting worktops which include a single bowl sink, space for cooker, plumbing for washing machine, space for fridge, tiled splash backs, laminate flooring, side facing entrance door and rear facing window.

**LANDING** With balustrade, loft access, store cupboard and side facing window.

**BEDROOM ONE** A double size room with front facing window.

**BEDROOM TWO** A double size room with rear facing window.

**BEDROOM THREE** A good size single room with front facing window.

**BATHROOM** With a white two piece suite which comprises of a wash hand basin, bath, tiled walls and

rear facing window.

**WC** With a white low flush w.c.

**OUTSIDE** There is a lawn garden to the front with hedging. To the rear is an enclosed garden with block paved patio, lawn and hedging.

#### ADDITIONAL INFORMATION ADDITIONAL INFORMATION

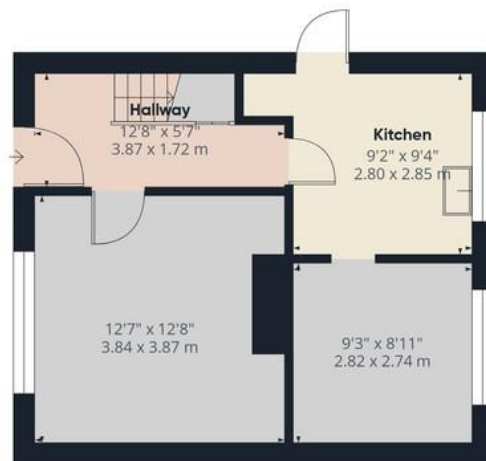
- Freehold
- Council Tax Band A
- EPC Rating C

For more information please see the Key Facts for Buyers section of this listing by clicking on the third arrow in the picture section / or click the gallery icon within the photos if viewing via your mobile

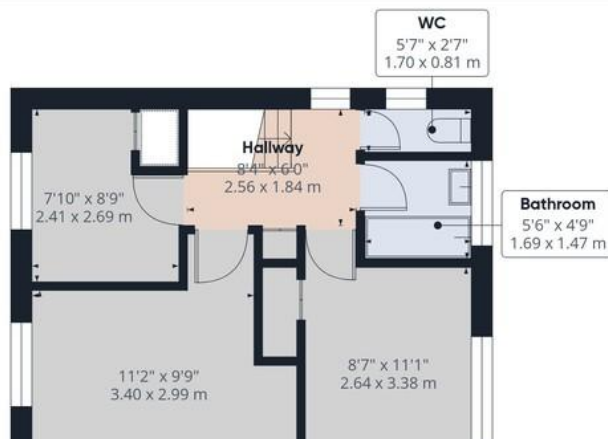


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





Ground Floor



Approximate total area<sup>(1)</sup>

792 ft<sup>2</sup>  
73.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.