





Southey Crescent,Maltby Rotherham S66 7LY

william h brown

welcome to

Southey Crescent, Maltby Rotherham

We welcome to the market this three-bed semi-detached home, ideally situated at the end of a cul-de-sac. Offering excellent potential, this property is perfect for those looking to take the next step up the property ladder, boasting generous outdoor space along with a driveway for off road parking.













Entrance Porch
Entry into the property through a front facing upvc door complemented by a front and side double glazed window. Additional benefits include a central heated radiator and Internal door opening onto the entrance hallway.

Entrance Hallway
Leading from the porch this entrance hallway provides access to the staircase for the first floor accommodation along with access to the lounge, kitchen and downstairs bathroom.

Lounge
Dual aspect reception room with both front and rear double glazed windows. The lounge also benefit from a log burner with back boiler providing the central heating.

Kitchen
Fully fitted kitchen comprising a range of wall, draw and base units with tiled splashbacks and contrasting work surfaces housing the sink and drainer. Space within the kitchen is available for a cooker, washing machine and fridge. A side facing upvc door complemented by two rear facing double glazed windows allow natural light into the room whilst a central heated radiator adds warmth.

Downstairs Bathroom
Partly tiled bathroom fitted with a wash hand basin, w/c and bath. Additional benefits include 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 via a loft hatch. The landing also benefits from a rear facing double glazed window and a handy airing cupboard.

Bedroom One
Dual aspect master bedroom with both front and rear facing double glazed windows. This double bedroom also benefits from one central heated radiator.

Bedroom Two
Second double bedroom with storage cupboard, having a front facing double glazed window and one central heated radiator,

Bedroom Three
Third bedroom with a rear facing double glazed window and one central heated radiator. This bedroom also has a w/c.

Outside
The front of the property benefits from a gated driveway providing off-road parking, alongside a lawned garden area. A side gate offers access to the rear garden where you will find a fully enclosed garden featuring a raised patio seating area with steps leading down to a lawned garden complemented by well-stocked flower beds. The rear garden also includes a chicken pen,

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.

Agent Notes
We believe that this property is of steel frame construction. We ask that buyers make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

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Southey Crescent, Maltby Rotherham

- Semi-Detached Property With Three Bedrooms
- Located At The Bottom Of A Cull-De-Sac
- Ideal For Someone Wanting To Move Up The Property Ladder
- Dual Aspect Living Area
- Downstairs Bathroom

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

offers in the region of

£165,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MBY106680

The Property Ombudsman

Property Ref:
MBY106680 - 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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