

102 sq m/1097.91 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2025



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**EADON
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ESTD 1840



44, Lilly Hall Road, Rotherham, S66 8AT

Offers In The Region Of £265,000

44 Lilly Hall Road, Maltby, Rotherham,
S66 8AT

Description
Situating on a well-regarded road in the highly sought-after area of Maltby, this beautifully presented and deceptively spacious three-bedroom detached bungalow offers an excellent opportunity for a wide range of buyers. Ideally positioned close to local amenities, reputable schools, and transport links, the property combines convenience with comfortable everyday living.

The accommodation begins with a welcoming entrance porch leading into a central hallway. To the front, a generous, light-filled lounge provides a bright and relaxing living space. The modern kitchen diner is fitted with a range of integrated appliances and offers plenty of room for dining and entertaining, complemented by an adjoining utility room for added practicality.

There are three well-proportioned bedrooms, with fitted wardrobes to the master and second bedroom, and a contemporary shower room finished to a high standard.

Externally, the property continues to impress. To the front, a driveway provides off-road parking and leads to a single attached garage, alongside a neatly maintained lawned garden.

To the rear, a fabulous enclosed garden features a delightful patio area, an extensive well-kept lawn bordered by mature shrubs, and a pleasant open aspect with attractive views which is perfect for relaxing or entertaining outdoors.

This is a fantastic opportunity in a popular location, and early viewing is strongly recommended. Please call today to arrange your appointment.

- THREE BEDROOM DETACHED BUNGALOW
- PRIME POSITION CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- WELL PRESENTED AND DECEPTIVELY SPACIOUS
- SPACIOUS FRONT-FACING LOUNGE AND A MODERN KITCHEN DINER
- ADJOINING UTILITY ROOM
- FABULOUS ENCLOSED REAR GARDEN WITH PATIO, LONG LAWN AND A LOVELY OPEN ASPECT
- FREEHOLD / TAX BAND D
- EARLY VIEWINGS ARE HIGHLY RECOMMENDED

