



Norwood Avenue, Maltby Rotherham S66 8JG

welcome to

Norwood Avenue, Maltby Rotherham

A very well-presented example of a family home that has been tastefully finished by the current vendors, with a modern kitchen diner, utility room and downstairs W.C and bayfronted lounge making fantastic family living. The sizeable rear garden has the added extra of a bar/outbuilding.



Entrance Hall

Entry through a front-facing composite door, accompanied by a side double-glazed window. The hallway leads to the staircase for the first-floor accommodation and features a central heated radiator.

Lounge

A front facing double glazed bay window floods the room with natural light whilst offering more floor space. Has a wall mounted electric fire and a central heated radiator.

Kitchen/Diner

Modern kitchen/diner fitted with a range of wall, drawer, and base units, complemented by tiled splashbacks and contrasting work surfaces that houses the sink and drainer. There is space available for a Rangemaster cooker, fridge/freezer, and dishwasher and the kitchen also benefits from a pantry ideal for additional storage. Rear French doors open onto the garden, while the room further features a rear double-glazed window, one central heated radiator and a fitted extractor fan.

Utility Room

A perfect extension to the kitchen, this utility room can be used as a washroom thanks to its work surfaces, wall units, and space available for a washing machine. The utility also benefits from modern wall tiling, front and rear composite doors, a central heated radiator and access to the W.C.

Downstairs W.C.

Featuring tiled walls, this cloakroom conveniently includes a wash hand basin and a low-flush W/C.

Landing

Landing with access to all bedrooms and bathroom along with loft access through a loft hatch. The landing space also benefits from a double glazed window to the side.

Bedroom One

Front-aspect double bedroom with fitted wardrobes, featuring a front double-glazed window and a central heated radiator.

Bedroom Two

Rear aspect double bedroom with fitted wardrobes, featuring a rear double-glazed window and a central heated radiator.

Bedroom Three

Featuring fitted wardrobes, a side double glazed window and one central heated radiator.

Bathroom

Modern three-piece bathroom comprising a wash hand basin, low-flush W/C, and an L-shaped bath with mains shower overhead. Featuring wall paneling, an extractor fan, a rear double-glazed window, and a central heated radiator.

Outside

The front of the property benefits from a lawned garden area. To the rear, there is a fully enclosed garden featuring a paved patio seating area, with steps leading up to a further lawned section.

There is a bar/outbuilding with power and lighting ideal for entertaining or possibly a home office.



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welcome to

Norwood Avenue, Maltby Rotherham

- Three Bedroom Semi-Detached Property
- Beautifully Presented Throughout
- Modern Kitchen Diner, Utility Room & Downstairs W.C.
- Modern Family Bathroom
- Fitted Wardrobes In All Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106414 - 0002

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