



**Addison Road, Maltby Rotherham S66 8DG**



**welcome to**

**Addison Road, Maltby Rotherham**

A beautifully presented three-bed semi-detached home offering a stylish kitchen-diner, a brand-new modern bathroom and generous off-road parking for multiple vehicles. Spacious, bright & ready to move straight in this property is ideal for someone wanting to move up the property ladder.



### **Entrance Hall**

Entrance through a front facing composite door, complimented by a side double glazed window. Hallway leading onto the stairs for the first floor accommodation whilst offering one central heated radiator,

### **Lounge**

A front aspect lounge featuring a double glazed front window and one central heated radiator.

### **Kitchen/Diner**

Fully fitted modern kitchen comprising a range of wall, draw and base units with contrasting work surfaces housing the sink and drainer. Integrated appliances include oven, hob and extractor whilst the kitchen also has the added benefit of a pantry cupboard for further storage. Rear patio doors opening up on to the rear garden the kitchen also features a side upvc door and a rear double glazed window. The kitchen/diner features spotlights to the ceiling and has one central heated radiator.

### **Landing**

Landing with access to all bedrooms, bathroom and loft through a loft hatch. Landing area also benefits from a handy storage cupboard and features a side facing double glazed window.

### **Bedroom One**

A front aspect double bedroom with a front facing double glazed window and one central heated radiator.

### **Bedroom Two**

A rear facing bedroom with a built in storage cupboard. Having a double glazed window to the rear and one central heated radiator.

### **Bedroom Three**

Having a front facing double glazed window and one central heated radiator.

### **Bathroom**

Beautiful brand new modern three piece bathroom comprising a wash hand basin. w/c and bath with shower overhead. Featuring attractive paneling to the walls, spotlights to the ceiling and benefits from a rear facing double glazed window.

### **Outside**

The front of the property features a spacious block paved driveway providing parking for multiple vehicles, along with a side gate offering convenient access to the rear garden.

Onto the rear you'll find a fully enclosed private garden with lawn and a decking area ideal for outdoor seating and entertaining.

### **Outbuildings**

Brick built outbuildings to the side.



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## **Addison Road, Maltby Rotherham**

- No Onward Chain!!
- Three Bedroom Semi-Detached Property
- Modern Open Plan Kitchen/Diner
- Brand New Modern Three Piece Bathroom
- Sizeable Enclosed Garden To The Rear

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY106409 - 0003

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