





Rosston Road,Maltby Rotherham S66 7DH

william
h brown

welcome to

Rosston Road, Maltby Rotherham

Offered to the market with no chain, this well-presented three-bedroom mid-terraced home is an ideal opportunity for a first-time buyer, having recently undergone a full refurbishment. Being move in ready this property boasts a modern kitchen, master bedroom with en-suite & a sizeable rear garden.













Entrance Hall
Entry into the property through a front facing composite door opening onto the entrance hallway with access to the staircase for the first floor accommodation. The hallway also benefits from a feature radiator which helps to provide a warm and welcoming entrance way.

Lounge
Dual aspect reception room featuring one front and two rear double glazed windows along with two central heated radiators.

Kitchen
Newly fitted modern kitchen comprising a range of wall, draw and base units with tiled splashbacks and contrasting work surfaces incorporating the sink and drainer. Brand new integrated appliances include a fridge, freezer, oven and hob with extractor hood above whilst space within the kitchen is available for a washing machine. Additional features include a rear composite stable door complemented by both front and rear facing double glazed windows along with a feature radiator and a breakfast area,

Landing
Landing area benefiting from a rear-facing double glazed window and providing access to all first-floor accommodation. The landing also offers access to the loft via a loft hatch, with the property's Positive Input Ventilation (PIV) system housed within the loft and the air purification disc located on the landing.

Bedroom One
Dual aspect master bedroom with access to an en-suite along with access to a handy storage cupboard. This double bedroom offers both front and rear facing double glazed windows and benefits one central heated radiator.

En-Suite
Leading from the master bedroom this en-suite features a wash hand basin with vanity, a w/c and an electric heated towel radiator. This en-suite also benefits from a rear double glazed window allow plenty of natural light to flood the space.

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

Bedroom Three
Third bedroom having a rear facing double glazed window and one central heated radiator.

Shower Room
Modern partly tiled shower room fitted with a w/c with built in wash basin along with a walk in mains shower. Additional benefits include a rear double glazed window, a central heated towel radiator and an extractor fan.

Outside
The front of the property features a lawned garden with a shared gated pathway leading to the rear. The rear garden offers a sizeable lawned garden with a decking area ideal for outdoor seating. The rear garden also provides access to a brick-built shed which offers useful additional storage.

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.

welcome to

Rosston Road, Maltby Rotherham

- No Onward Chain & Recently Refurbished!!
- Mid-Terrace Property With Three Bedrooms
- Well-Presented Throughout
- Ready To Move Straight In
- Stunning Modern Kitchen

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

£150,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MBY106728 - 0004

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william h brown

01709 812301

maltby@williamhbrown.co.uk

54 High Street, Maltby, ROTHERHAM, South Yorkshire, S66 8LA

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.