



## Lee Croft, Maltby, Rotherham, S66

NO CHAIN! Arrange your viewing today for this deceptively spacious, three bedroomed terrace property which is tucked away on a quiet cul-de-sac in Maltby. Backing onto woodland and benefiting from ample built in storage space and off road parking. The property is well positioned for local amenities and road links to the M18 Motorway. Ideal for a first time buyer, investor or small families alike!

## Asking Price Of £82,500

- NO CHAIN!
- THREE BEDROOMS
- MID TERRACE
- DECEPTIVELY SPACIOUS
- OFF ROAD PARKING





## Property Description

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### HALLWAY

Entrance into the hallway with neutral decor, carpeted flooring and useful open under stairs space. Storage cupboard and stairs rise to the first floor. A door leads to the lounge and opening to the kitchen.

### KITCHEN

9' 6" x 15' 9" (2.90m x 4.82m)

Fitted with wall and base units, contrasting worktops and tiled splash backs. Stainless steel sink with drainer. Oven, hob and extractor fan. Under counter space for a washing machine and space for a full height fridge/freezer. Two ceiling lights, radiator and a window overlooks the front of the property.







#### LOUNGE

15' 8" x 10' 5" (4.785m x 3.20m)

A bright, good sized living area with neutral decor and carpeted flooring. Ceiling light, radiator and a window overlooks the rear of the property. A feature, pebble effect electric fire and a door leading to the rear garden.

#### STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with a ceiling light and over stairs storage cupboard. Doors lead to the three bedrooms and bathroom.

#### BEDROOM ONE

9' 6" x 12' 7" (2.90m x 3.85m)

A good sized bright double bedroom with a ceiling light, radiator and access to the loft. Neutral decor, carpeted flooring and a window overlooks the front of the property.

#### BEDROOM TWO

8' 6" x 13' 8" (2.61m x 4.17m)

A second double bedroom having a window overlooking the rear of the house with woodland views. Neutral decor, carpeted flooring, ceiling light and radiator.

#### BEDROOM THREE

6' 10" x 8' 10" (2.1m x 2.7m)

A single bedroom with neutral decor, carpeted flooring and a ceiling light. Radiator and a rear facing window.

#### BATHROOM

Comprising of a bath, pedestal sink and close coupled WC. Ceiling light, towel radiator and two obscure windows. Fully tiled walls and vinyl flooring.

#### OUTSIDE

To the front of the property is a private brick paved driveway providing off road parking for up to two cars. A storage cupboard and wrought iron railings with double gates to the boundary. To the rear of the property is an enclosed garden with a lawn, brick built outhouse and fencing.

#### PROPERTY DETAILS

- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- FREEHOLD



## Lee Croft, Maltby, Rotherham, S66

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Tenure

Freehold

### Council Tax Band

A

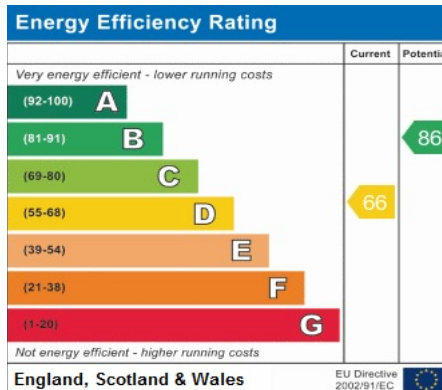
### Viewing Arrangements

Strictly by appointment

### Contact Details

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Lee Croft, Maltby, S66

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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