



 **2**
Bedrooms

 **1**
Bathroom



ATTENTION ALL INVESTORS! This two bedroom terrace situated in Maltby, Rotherham. Boasting from its double glazing, gas central heating throughout and a close proximity to amenities and transport links. Briefly accommodating a lounge, kitchen and dining room, two bedrooms, bathroom and gardens to the front and rear elevations. Call G8 to arrange your viewing today!

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Lounge: Welcomed into the property via the entrance door into the lounge with fitted carpets, an electric fire with a feature surround, a wall mounted radiator and a front facing double glazed window.

Kitchen Dining Room: The kitchen is fitted with a range of wall and base units with integral appliances that includes an electric oven, a four ring electric hob and an inset sink and drainer with taps over. Also with laminate flooring, a wall mounted radiator, a rear facing double glazed window and PVCu double glazed French style patio doors accessing the rear garden.

Bathroom: The house bathroom features a three piece suite comprising a low flush WC, pedestal wash hand basin and panel bath. Also with a wall mounted radiator and an elevated double glazed window.

Bedroom One: The first bedroom provides fitted carpets, a wall mounted radiator and an elevated double glazed window.

Bedroom Two: The second bedroom offers fitted carpets, a wall mounted radiator and an elevated double glazed window.

Asking Price £110,000
Grange Lane, Maltby, S66

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

