



**Highfield Park, Maltby Rotherham S66 7DS**

**welcome to**

**Highfield Park, Maltby Rotherham**

An extended mid-terraced home offering two good size bedrooms, an en-suite and a modern kitchen and bathroom. Available with NO ONWARD CHAIN this property is an ideal choice for a first-time buyer looking for a stylish and comfortable starter home in a convenient location.



### **Entrance Hall**

Entry through a front facing composite door with the stairs for the first floor accommodation, doors to all ground floor accommodation and has a central heated radiator.

### **Kitchen**

Modern fully fitted kitchen comprising wall, drawer and base units with tiled splashbacks and contrasting worksurfaces incorporating the sink and drainer. Integrated appliances include an oven, electric hob with extractor hood, fridge and freezer whilst space is available for a washing machine. The space is complemented by double-glazed windows to the front and rear, a central heated radiator and with a rear composite door to the garden.

### **Bathroom**

Ground floor modern bathroom featuring partly tiled walls and fitted with a wash hand basin with vanity unit, W.C. and bath. The room benefits from an extractor fan, central heated towel radiator and a rear-facing double-glazed window.

### **Lounge**

Two front facing double glazed windows flood the room with natural light, there is a gas fire, central heated radiator and open plan archway to the extension providing a dining area.

### **Dining Room**

Extended from the original property providing a second reception area, with a double glazed skylight, a rear double-glazed window and side patio doors onto the garden. The dining area is further enhanced by modern spotlighting.

### **Landing**

Landing area with access to all bedrooms and a rear facing double glazed window.

### **Bedroom One**

Dual aspect bedroom featuring both front and rear double glazed windows, built in storage cupboard and one central heated radiator.

### **Bedroom Two**

Second bedroom with en-suite, featuring both front and rear double-glazed windows. The room also has a built in cupboard and access to the loft space. A central heated radiator provides additional comfort.

### **En-Suite**

Fitted with a wash hand basin with vanity unit, a low-flush W.C. and a walk-in mains-fed shower. The room is finished with wall paneling, ceiling spotlights, an extractor fan and a central heated radiator.

### **Outside**

The property benefits from both front and rear gardens, including a low-maintenance graveled area to the front and a private lawned garden to the rear. The rear garden also features a block-paved seating area along with established shrubs and trees.

Access to the rear garden is via a shared ginnel with the neighbouring property.



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## Highfield Park, Maltby Rotherham

- NO CHAIN!!
- Extended Mid-Terraced Property
- Well-Presented Throughout
- Open Plan Lounge Into Diner Extension
- Modern Kitchen & Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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