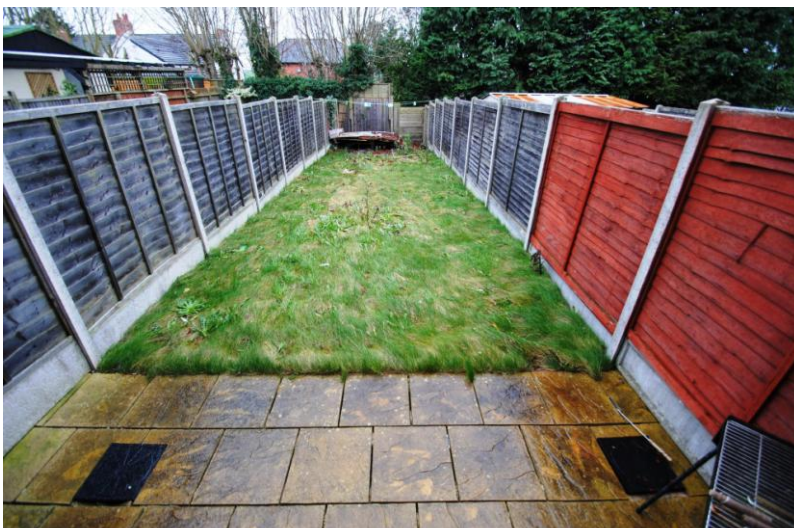


5 Carlyle Villas, Carlyle Road, Maltby, Rotherham, S66 7LP



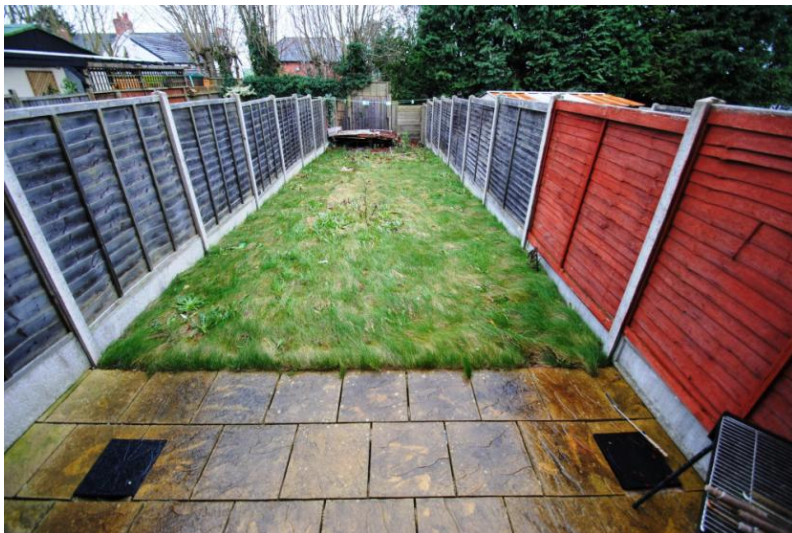
- Two bedroom inner town house
- No upward chain
- off street parking
- Rear garden

Offers Around £89,999





Property Description



A great investment opportunity for the property investor or for the first time buyer. This two bedroom inner town house is offered with no upward chain together with gas central heating and double glazed windows. There is off road parking to the front provided by the single driveway and to the rear is a lawned garden area with patio. The property also has a downstairs WC and modern fitted kitchen.

Accommodation briefly comprises: Fitted dining kitchen * Inner lobby with WC off * Lounge with French doors to rear garden * First floor landing with two bedrooms and a bathroom leading off * EPC rating C

LOCATION

The property is conveniently situated within about half a mile from all the various shops and amenities within the heart of Maltby on High Street where there are bus service routes to Rotherham Town Centre approximately seven miles to the west.

Approximately half a mile in the opposite direction will take you into the wonderful open countryside with Roche Abbey and Firbeck a little further afield.



DESCRIPTION

A great starter home as you can move straight in without having to do any work to this modern property. Alternatively the property investor can add this to their portfolio and find a tenant to move straight into with reasonable returns.

The property is accessed via the front facing UPVC door to the

DINING KITCHEN 9' 8" x 11' 3" (2.95m x 3.43m)

Which is fitted with an abundance of wall, base and drawer units together with a concealed wall mounted boiler. There is space and plumbing for the washing machine and a stainless steel sink incorporated into the work surfaces.

A door leads through to the **INNER LOBBY** with **WC** leading off.

LOUNGE 13' 8" x 11' 4" (4.17m x 3.45m)

A rear facing room with French style doors giving access to the rear garden and stairs rising to the first floor landing. TV and telephone connection point.

FIRST FLOOR LANDING

With loft access.

BEDROOM 1 10' 3" x 11' 4" (3.12m x 3.45m)

A rear facing double bedroom.

BEDROOM 2 9' 9" x 11' 3" (2.97m x 3.43m)

A front facing bedroom.

BATHROOM

Fitted with a three piece suite comprising panelled bath with overhead shower, low level wc and pedestal wash hand basin together with tiled walls.

OUTSIDE

To the front is a driveway providing off road parking and to the rear is a lawned garden area with patio.

GENERAL INFORMATION

These particulars have been prepared by the agent, and subsequently approved by the seller. Please note no survey has been carried out and no appliances have been tested. It is recommended that any prospective buyer carries out their own checks prior to completion.

VIEWING

Strictly by appointment through ELR Wickersley office.

OFFER PROCEDURE

All enquiries and negotiations to ELR Wickersley office. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our financial services consultants will speak with you to "qualify" your offer.



FREE VALUATIONS AND MARKETING ADVICE

Thinking of selling? Ring ELR to arrange an appointment for one of our experienced valuers to advise on your sale.

RICS HOMEBUYER SURVEYS & OTHER VALUATIONS

Our RICS Qualified Chartered Surveyors have in-depth experience of reporting on all types of residential property throughout the region. Phone ELR for further information.

MORTGAGES AND FINANCIAL MANAGEMENT

ELR have on hand advisors at the Mortgage Advice Bureau to help you find the best mortgage deals for your needs from First time buyers; Remortgage; Buy to let; Moving home – deals which in some cases are not available direct. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed. Contact any ELR branch for details.



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