



Hamilton Road, Maltby Rotherham S66 7NE

welcome to

Hamilton Road, Maltby Rotherham

A great example of a two-bed semi-detached home, offering spacious double bedrooms & maintained to a high standard throughout. This property presents an ideal opportunity for a first-time buyer, boasting a open-plan kitchen/diner and lounge with french doors to a beautiful private rear garden.



Entrance Hall

A front facing UPVC door opens to the hall with stairs rising to the first floor and access to all ground floor accommodation.

Lounge

Welcoming reception room having two front double glazed windows along with rear french doors both allowing plenty of natural daylight into the room. A gas fire and surround is the focal point to the lounge whilst a central heated radiator adds additional warmth.

Kitchen/Diner

Open plan kitchen/diner fitted with a range of wall, draw and base units with contrasting work surfaces housing the sink and drainer. Two double glazed rear windows along with a front double glazed window floods the room with natural light, whilst two central heated radiators adds warmth. Space within the kitchen is available for a washing machine and fridge/freezer.

Side Porch

Entrance through a rear facing composite door complemented by a rear double glazed window, The porch conveniently offers both power and lighting.

Landing

Access to all first floor accommodation. The landing also benefits from a rear facing double glazed window.

Bedroom One

Master bedroom with fitted wardrobes and access to the loft through a loft hatch. This double bedroom also features both front a rear double glazed windows and has one central heated radiator.

Bedroom Two

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

Bathroom

Fully tiled three piece bathroom fitted with a wash hand basin, w/c and bath with mains shower overhead. Additional benefits include a rear facing double glazed window and a central heated towel radiator.

Outside

This property boasts beautiful well maintained gardens to both the front and rear. Gated entry to the front leads onto steps and pathway leading to the front door, a side gate provides access onto the rear. The front also benefits from a lawned area surrounded with stocked flower beds.

On to the rear of the property you will find a beautiful fully enclosed private garden backing onto trees which adds to the privacy of the garden. The rear features a lawned area surrounded with stocked flower beds and patio ideal for outdoor seating. In addition the rear also benefits from an outside tap.



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welcome to

Hamilton Road, Maltby Rotherham

- Semi-Detached With Two Double Bedrooms
- Well-Presented Throughout
- Beautiful Private Rear Garden
- Perfect Property For A First Time Buyer
- Open Plan Kitchen/Diner

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106579 - 0002

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