



Lincoln Street, Maltby Rotherham S66 7LW

welcome to

Lincoln Street, Maltby Rotherham

Available with no chain is this well-presented terraced property with modern fixtures and fittings throughout including a well-appointed kitchen, shower room, open plan lounge diner with underfloor heating and log burner. Having the added addition of a garage this is a great first time buyer option.



Entrance Porch

Entry into the porch through a front facing upvc door with internal door leading onto the lounge.

Lounge/Diner

A beautiful open-plan reception area featuring a lovely log burner, which serves as the focal point of the room. Natural light floods the lounge/diner through both front and rear double-glazed windows, while spotlights enhance the brightness. Additional benefits include modern tiled flooring and access to the staircase for the first-floor accommodation.

Kitchen

Lovely contemporary kitchen fitted with wall, draw and base units with tiled splashbacks and contrasting work surfaces housing the sink and drainer. Integrated appliances include an oven, hob with extractor and a fridge/freezer while space within the kitchen is available for a washing machine and dishwasher. Additional benefits include a pantry ideal for extra kitchen storage, a side double glazed window and upvc door.

Landing

Access to all first floor accommodation along with access to the loft through a loft hatch. A side double glazed window provides plenty of light onto the landing area whilst spotlights to the ceiling help to enhance this.

Bedroom One

Master bedroom with ceiling spotlights, having a front double glazed window and one central heated radiator.

Bedroom Two

Second double bedroom with ceiling spotlights, having a double glazed rear window and one central heated radiator.

Shower Room

Fully tiled modern shower room fitted with a wash hand basin, WC and corner shower cubicle with a mains-fed shower. Additional features include

spotlights, a centrally heated towel radiator, underfloor heating, extractor fan and a double-glazed rear window.

Outside

This property benefits from low-maintenance gardens to both the front and rear. The front garden features a selection of trees and shrubs, while the rear provides access to the garage and includes an outside tap.

Garage

Conveniently offering both power and lighting with an up and over front door.



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welcome to

Lincoln Street, Maltby Rotherham

- No Onward Chain!!
- Mid-Terrace With Two Double Bedrooms
- Well-Presented Throughout
- Open Plan Lounge Diner With Log Burner
- Modern Kitchen & Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106593 - 0003

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