



Rowan Rise, Maltby Rotherham S66 8BZ

welcome to

Rowan Rise, Maltby Rotherham

We are delighted to market this beautifully presented, turnkey semi-detached property with three bedrooms. Boasting an open-plan kitchen diner, a modern walk-in shower room & a generous rear garden. This wonderful home is perfect for those looking to take the next step on the property ladder.



Entrance Hall

Entry into the property through a front facing composite door complemented by a side double glazed window. This welcoming entrance hall is heated by one central heated radiator and provides access to the stairs for the first floor accommodation along with access to a handy understairs storage cupboard.

Lounge

Well-presented reception room with a beautiful electric fire and surround acting as the focal point to the room. The lounge further benefits from a front facing double glazed window and one central heated radiator.

Kitchen

Fully fitted kitchen comprising a range of wall, drawer and base units with tiled splashbacks and contrasting work surfaces incorporating a sink and drainer. Integrated appliances include a dishwasher, double oven, hob and extractor hood whilst space is available for a washing machine and an American style fridge freezer. The kitchen further benefits from a useful pantry cupboard, providing excellent additional storage space.

Rear sliding patio doors, complemented by a double glazed rear window, allow an abundance of natural light to flood the room, while ceiling spotlights help to further enhance this. A central heated radiator provides warmth and comfort throughout.

Landing

Access to all first floor accommodation along with access to the loft via a loft hatch. The landing also features a double glazed side window.

Bedroom One

Well-presented master bedroom with built in wardrobes ideal for additional storage. This double bedroom features ceiling spotlights, a rear double glazed window and one central heated radiator.

Bedroom Two

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

Bedroom Three

Third bedroom featuring a storage cupboard perfect for additional storage, a front facing double glazed window and one central heated radiator.

Shower Room

This partly tiled walk in shower room is fitted with a wash hand basin, low flush w/c and a stylish walk-in mains fed shower. Ceiling spotlights, together with both rear and side-facing double glazed windows, create a bright and airy space with plenty of natural light.

The room further benefits from an extractor fan and a central heated towel radiator, which provides warmth and convenience.

Outside

The front of the property enjoys a good degree of privacy, with mature hedgerow to the front and side. A shared gated entrance leads to steps and a pathway to the front door and side gate with convenient access to the rear garden.

To the rear of the property is a fully enclosed sizeable garden with a patio area perfect for outdoor seating leading to a slightly raised lawned garden.

Agent Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Rowan Rise, Maltby Rotherham

- Semi-Detached Property With Three Bedrooms
- Beautifully Presented Throughout
- Ready To Move Straight In
- Open Plan Kitchen/Diner
- Modern Walk In Shower Room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers in the region of

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MBY106620 - 0002

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