



Littlewood Way, Maltby Rotherham S66 7BG

welcome to

Littlewood Way, Maltby Rotherham

Offered to the market with no onward chain is this two bed ground floor flat being a great opportunity for a first time buyer wanting to get onto the property ladder. Featuring an open plan living area and a well presented kitchen along with an enclosed rear garden & detached garage.



Entrance Porch

Entry into the porch through a side facing upvc door with internal door leading onto the lounge. The entrance porch benefits from a central heated radiator.

Lounge

Open plan reception room having a front facing double glazed window and a handy storage cupboard. The room is headed via an electric fire and one central heated radiator.

Kitchen

A well presented kitchen fitted with wall, draw and base units having tiled splashbacks and contrasting work surfaces housing the sink and drainer. Integrated appliances include an electric oven and gas hob with extractor whilst space is available for a washing machine and under counter fridge. The combi boiler for the property is also located within the kitchen.

Bedroom One

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

Bedroom Two

Second bedroom having a rear facing double glazed window and one central heated radiator. Also benefits from a rear UPVC door to the rear garden.

Shower Room

Fully tiled shower room fitted with a wash hand basin on vanity, a w/c and a shower cubicle with a mains fed shower. Additional benefits include a side facing double glazed window and a central heated towel radiator.

Outside

The front of the property offers a shared lawned garden with a pathway leading to the porch. Onto the rear is a fully enclosed low maintenance garden area.

Detached Garage

A detached garage located behind the property with a manual up and over front door,

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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Littlewood Way, Maltby Rotherham

- No Onward Chain.!!
- Two Bedroom Ground Floor Flat
- Perfect For Someone Wanting To Get Onto The Property Ladder
- Open Plan Living Areas
- Well Presented Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£100.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106547 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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