



7 Carlyle Road, Maltby, Rotherham, S66 7LP

£115,000

MERRYWEATHERS are pleased to offer to the market with NO VENDOR CHAIN this immaculately recently renovated three-bedroom terraced house which offers modern living with a brand-new kitchen, spacious reception room, and contemporary bathroom, all conveniently located near public transport and amenities—making it an ideal purchase for first-time buyers or investors.

Call MERRYWEATHES today to arrange your viewing on 01709 375591

Property Introduction

Situated advantageously with public transport links and local amenities, this immaculately presented terraced house is available for purchase. Recently renovated to an exceptional standard, this property has been thoughtfully modernised with a full rewire and tastefully neutral décor throughout.

The property boasts an array of beneficial features, including a newly fitted kitchen. This space offers potential buyers the opportunity to indulge in the delights of a brand-new contemporary suite, serving as the heart of the home. In addition, there is an open-plan reception room. This bright and spacious room provides a welcoming atmosphere, perfect for entertaining or relaxing after a long day.

With a total of three bedrooms, the property provides ample living space for a range of potential buyers. The largest of these rooms is a comfortable double bedroom, while the two remaining rooms are single bedrooms, well-suited to children, guests or possible office spaces.

The residence also benefits from a modern bathroom featuring a walk-in shower, adding to the property's luxurious feel. The property is positioned within Council Tax Band A making it an ideal option for First Time Buyers or Investors seeking to add a high-quality asset to their portfolio, with low outgoings.

In conclusion, this home is the epitome of quality and convenience, beautifully presented and optimised for today's contemporary living. This property is not expected to remain on the market long, such is the high standard of its features and its beneficial location.

Lounge 17'1" x 11'3" (5.22 x 3.43)



With a front facing UPVC window and door. The lounge area is freshly decorated with neutral tones and benefits from new carpet to the flooring.

Dining Room 10'9" x 13'8" (3.29 x 4.18)



With a rear facing UPVC window and central heating radiator. The dining area is freshly decorated with neutral tones and benefits from a under stairs storage cupboard and new carpet to the flooring.

Kitchen 12'6" x 6'0" (3.83 x 1.84)



Set to the rear of the property with a side facing UPVC window is this impressive kitchen fitted with roll edge work surfaces and a stainless steel drainer sink unit. The kitchen is fitted with a comprehensive range of wall and base units. With space and plumbing for an automatic washing machine and integrated appliances to include a fridge freezer, electric oven with hob above.

WC 2'7" x 6'5" (0.79 x 1.96)



With a two piece suite comprising of a low flush WC, pedestal hand wash basin and central heating radiator.

Bedroom One 12'11" x 10'2" (3.94 x 3.10)



With a front facing UPVC window and central heating radiator, The room is of double size and features neutral decor and new carpet to the flooring.

Bedroom Two 7'10" x 9'8" (2.41 x 2.96)



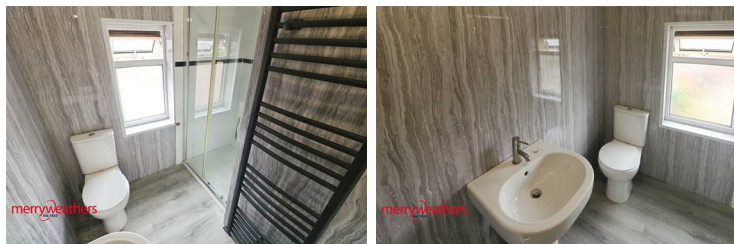
With a rear facing UPVC window and central heating radiator, The room is of double size and features neutral decor and new carpet to the flooring. Bedroom two also offers a built in storage cupboard with house the central heating boiler.

Bedroom Three 9'11" x 6'9" (3.04 x 2.07)



With a rear facing UPVC window and central heating radiator, The room is of single size and features neutral decor and new carpet to the flooring.

Bathroom 6'9" x 7'2" (2.06 x 2.20)



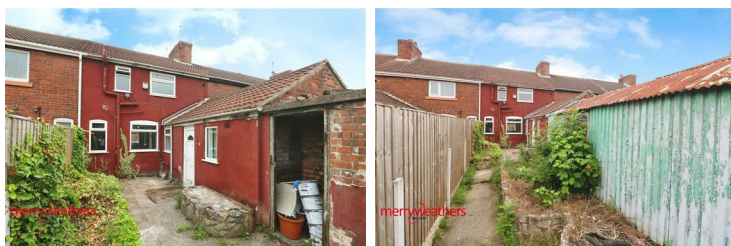
With a three piece suite comprising of a walk in shower, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Front Elevation



To the front of the property is a small garden spaces secured by a brick wall and iron gate.

Rear Elevation



To the rear of the property is a disused garage, should this be removed or replaced it would make ideal space for off road parking or garden space. The rear garden currently offers a small hard standing area suitable for a small table and chairs.

Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Mid Terrace

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: On Street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

