



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.



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73 Norwood Avenue, Maltby, Rotherham,
S66 8JW

Price Guide £140,000

Key Points

GUIDE PRICE £140,000 TO £150,000. # INVESTMENT OPPORTUNITY# AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE in need of some upgrading and modernising and offered for sale with NO UPWARD CHAIN. The property is situated on a popular street, close to shops and schools whilst being only 10 minutes drive from the M18 intersection. The accommodation comprises: Entrance Porch, spacious Lounge, Kitchen, Dining Room extension. Leading off the first floor Landing are three good sized Bedrooms and Bathroom. There are gardens to front and rear with paved hardstanding providing off-road parking with two brick outbuildings

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING
- NO UPWARD CHAIN
- OFF-ROAD PARKING
- POPULAR AND CONVENIENT LOCATION

About This Property

ENTRANCE PORCH 7'5" x 3'1" (2.27 x 0.94)

With uPVC door and window

LOUNGE 20'10" x 10'6" (6.36 x 3.22)

Having two radiators and front facing uPVC window

KITCHEN 17'8" x 10'9" (5.41 x 3.3)

With fitted base units. Gas fire/back boiler, uPVC rear window. Storage Pantry

DINING ROOM EXTENSION 9'8" x 8'1" (2.95 x 2.47)

With radiator and uPVC window

LANDING

With Airing cupboard

FRONT BEDROOM 11'9" x 10'7" (3.6 x 3.25)

With radiator, uPVC window and storage cupboard

REAR BEDROOM 13'9" x 9'3" (4.2 x 2.84)

With uPVC window, radiator and cupboard

FRONT BEDROOM 8'11" x 7'4" (2.73 x 2.25)

With radiator and uPVC window

BATHROOM 6'9" x 5'5" (2.08 x 1.66)

With three piece bathroom suite and uPVC opaque window

OUTSIDE

Front garden with off-road car parking space.

To the side is a covered entrance Lobby incorporating a W.C. and two store places. To the rear is a lwaned garden.

