

170 Rotherham Road, Maltby, Rotherham, S66 8NA

**Offers Over £250,000**

\*\*\* NO UPWARD CHAIN\*\*\*

An exceptionally well appointed and much improved semi-detached house offering versatile and spacious accommodation complemented by a large rear garden adjoining Maltby Dike. The present owners have undertaken a comprehensive course of modernisation which will only become apparent at the time of inspection. Benefitting from gas central heating from a combi boiler, double glazing, re-fitted Kitchen, Conservatory and off-road parking for several vehicles the accommodation comprises: Reception Hall, through Lounge/Dining Room, Living Room, fitted Kitchen, Conservatory, Utility Room, Cloakroom and Office/Study. There are 3 good sized Bedrooms and Bathroom.

## SIDE ENTRANCE HALL



With uPVC door and opaque glazed side panel, radiator and deep storage cupboard

## THROUGH LOUNGE/DINING ROOM



With recessed wood burning stove, front facing secondary double glazed bay window and further uPVC picture window. 'Karndean' flooring.

## REAR LIVING ROOM



With tall radiator, uPVC sliding doors with deep uPVC window to one side

## KITCHEN



Re-fitted with high gloss base and wall units and inset stainless steel sink. Integrated stainless steel gas hob and extractor hood with double oven to one side.

## UTILITY ROOM



Having an inset stainless steel sink, space and plumbing for washing machine and tall radiator. Recess for an American style fridge/freezer, rear facing uPVC window

## CLOAKROOM

With combined W.C. and vanity wash basin, uPVC opaque window

## OFFICE/STUDY



(Formerly the Garage) with radiator, uPVC double doors and rear facing uPVC 'stable' door.

## CONSERVATORY



Having uPVC windows and door

## FIRST FLOOR LANDING



With uPVC door opening onto the Balcony terrace

## FRONT BEDROOM



With uPVC window and additional 'Oriel' uPVC window, radiator

## FRONT BEDROOM



With uPVC window and additional 'Oriel' uPVC window, radiator

## SIDE BEDROOM



Having two uPVC windows and radiator

## BATHROOM



With white suite comprising of a panelled bath with shower and screen, vanity wash basin and W.C. Tiling to the walls and floor, heated towel rail and uPVC opaque window.

## OUTSIDE



Block paved forecourt providing off-road parking for several vehicles.

To the rear is a raised decked patio/seating area and steps leading down to the long south-facing lawn garden which adjoins Maltby Dike

## MATERIAL INFORMATION

Council Tax Band: C

Tenure : Freehold

Property Type Semi detached house

Construction type Brick

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 Drive

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

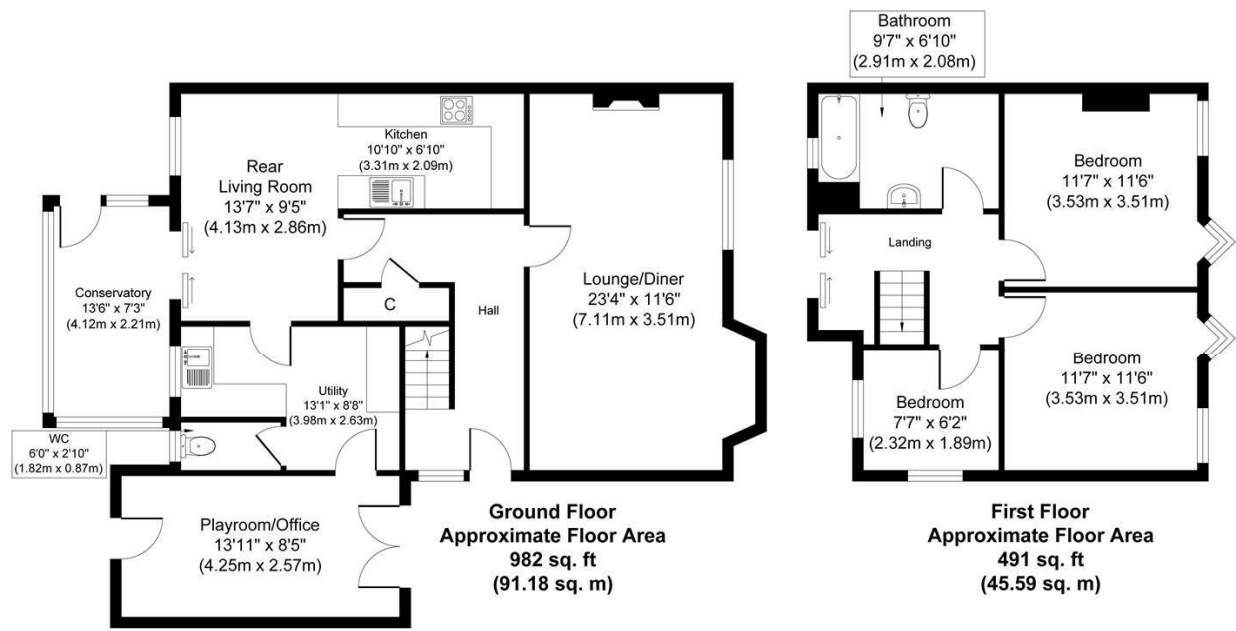
All buyers are advised to check the Coal Authority

website to gain more information on if this property is  
a f f e c t e d b y c o a l m i n i n g .

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

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

Floor Plan



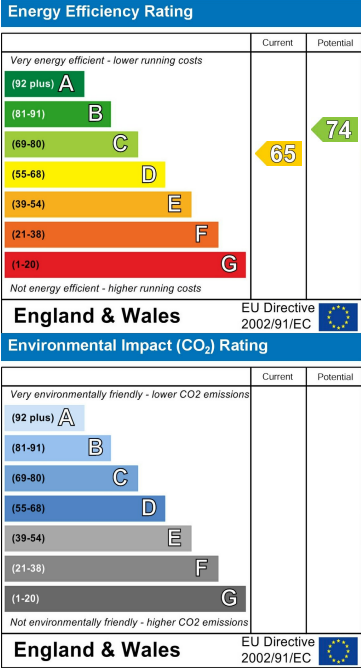
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



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Energy Efficiency Graph



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