



36 Redwood Drive, Maltby, Rotherham, S66 8DL

**Offers In The Region Of £230,000**

AN IMMACULATELY PRESENTED AND EXTENDED THREE BEDROOM SEMI APPOINTED TO AN INCREDIBLY HIGH STANDARD THROUGHOUT. THE ACCOMMODATION BOASTS GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING AND COMPRISES: ENTRANCE PORCH, HALL WITH CLOAKROOM, LOUNGE, SEPARATE DINING ROOM, CONSERVATORY, GROUND FLOOR SHOWER ROOM, FITTED KITCHEN. THREE BEDROOMS AND FAMILY BATHROOM.

The property stands in lawned gardens with off-road car parking and an attached store place with additional brick Outbuilding currently used as a Utility Room but suitable for a variety of uses. Located only a moments walk from Redwood School with easy access to the nearby M18 junction.

## ENTRANCE PORCH

With uPVC door and two picture windows, radiator and polished tiled floor

## HALL



With polished tiled floor, radiator and under stairs cupboard

## CLOAKROOM

With W.C. and polished tiled floor

## LOUNGE



With front facing uPVC bow window, double panelled radiator and contemporary fireplace with electric fire

## DINING ROOM



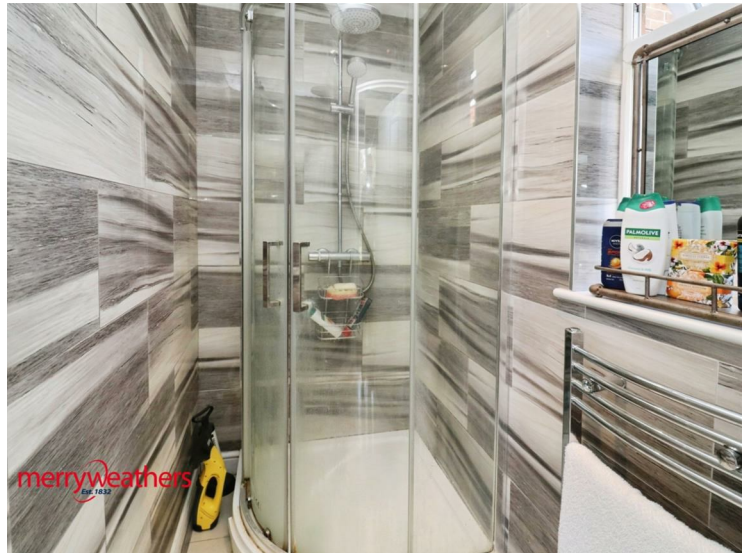
With polished tiled floor, radiator and double doors opening into the Conservatory

## CONSERVATORY



With radiator, polished tiled floor and patio doors opening into the rear garden

## GROUND FLOOR SHOWER ROOM



With corner shower cubicle, heated towel rail, tiled walls and floor and uPVC opaque window.

## KITCHEN



Having a range of high gloss finish base and wall units with contrasting work surfaces and inset ceramic sink with monobloc tap set beneath the side facing uPVC window. Integrated gas hob with electric oven and high level extractor hood. Built-in Fridge and dishwasher, polished tiled floor, rear facing uPVC window, ceiling downlights and heated towel rail.

## LANDING



With radiator, cupboard and side facing uPVC window.

## FRONT BEDROOM



With fitted wardrobes to two walls and high level storage cupboards, radiator and uPVC window

## REAR BEDROOM



With built-in mirror fronted wardrobes running the length of one wall, radiator and rear facing uPVC window.

## REAR BEDROOM THREE



With uPVC window and radiator

## BATHROOM



With white suite comprising a bath with mixer tap shower, vanity wash basin and W.C., double panelled radiator, uPVC opaque glazed window, tiling to the walls and floor and linen cupboard.

## OUTSIDE



To the front of the property is a lawned garden with double wrought iron gates opening onto the tarmac drive providing off-road parking. Attached to the side of the house is a brick store place with twin roller front and rear doors.

The enclosed rear garden incorporates a sheltered patio area with raised lawn and BRICK OUTBUILDING (5.43m x 2.5m) which is suitable for a variety of uses, being currently utilised as a Utility Room and Store.

## MATERIAL INFORMATION

## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**Merryweathers (Rotherham) Limited** 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

**Offices also at: Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
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