



47 Cook Avenue, Maltby, Rotherham, S66 8QZ

**Price Guide £155,000**

\*\*\*GUIDE PRICE £155,000-£160,000\*\*\*

RECENTLY REFURBISHED is this two bedroom semi detached property with a garage situated in this cul de sac location in Maltby. The property has been finished to a good standard throughout and offers NO FORWARD CHAIN.

Perfect for a variety of buyers alike.

## Entrance Hallway

Front UPVC entrance door leads to hallway and kitchen. With doors leading to lounge and Utility Room. Central heating radiator.

## Kitchen 9'3" x 8'2" (2.83m x 2.50m)



Modern fitted kitchen with units in white and work surfaces with built in oven, hob, extractor hood, sink .. Front UPVC window.

## Utility Room 6'10" x 5'6" (2.10m x 1.68m)



Useful room with space for washing machine and fridge/freezer and storage.

## Lounge/ Dining Room 16'4" x 12'1" (4.99 x 3.70m)



With central heating radiator, box style windows incorporating UPVC rear door leading to rear garden. UPVC window and central heating radiator. Stairs leading to First Floor.

## First Floor Landing

With access to loft, doors leading to bathroom, storage cupboard and bedrooms.

## Bedroom One 14'2" x 8'2" (4.32 x 2.51m)



With fitted wardrobes, two rear UPVC windows and central heating radiator.

## Bedroom Two 10'5" x 8'3" (3.19m x 2.54m)



Front UPVC window and central heating radiator.

## Bathroom 7'8" x 5'10" (2.34m x 1.78m)



With bathroom suite in white, comprising of corner bath with shower over, sink and W.C. front UPVC window and heated towel rail.

## Outside



Front path leading to porch, lawned area with shrubs, driveway leading to front garage. Side pathway with gated access to rear enclosed garden with fencing, comprising of lawn, patio area and shrubs.

## Material Information

Council Tax Band A

Tenure Freehold

Property Type Two bedrooomed semi detached.

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: Drive and garage

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

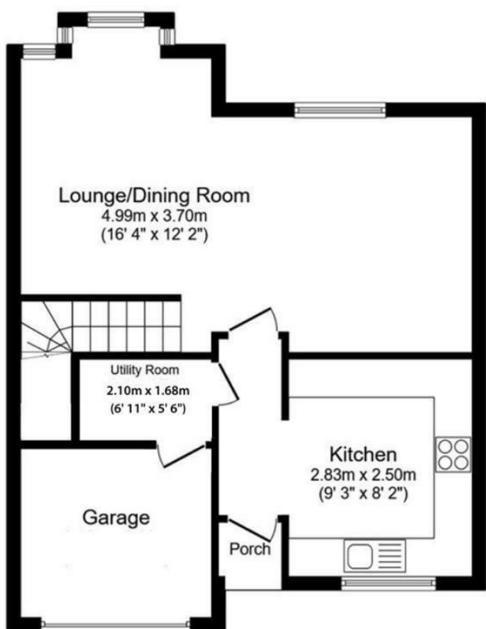
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

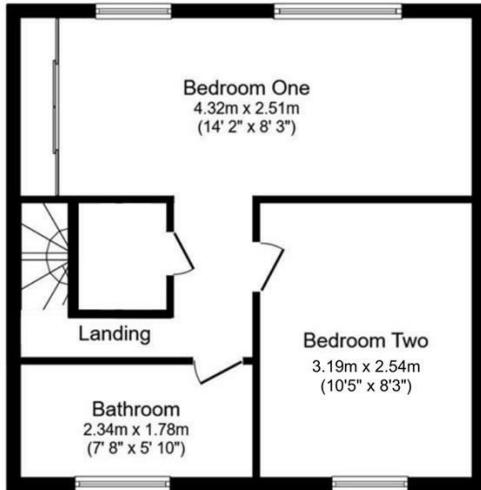
We advise all clients to discuss the above points with a conveyancing solicitor.

# Floor Plan

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**Ground Floor**  
Floor area 56.5 sq.m. (608 sq.ft.)



**First Floor**  
Floor area 51.0 sq.m. (549 sq.ft.)

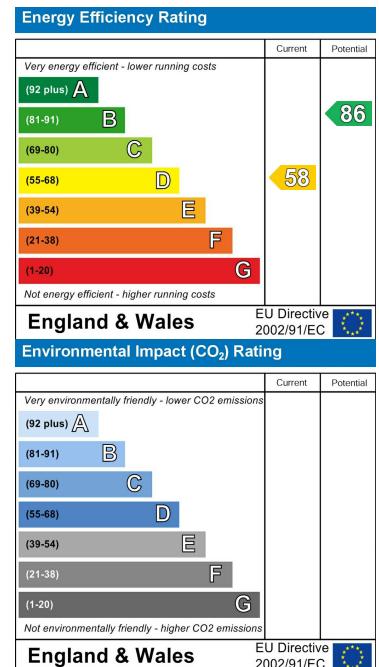
**TOTAL: 107.5 sq.m. (1,157 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Area Map



## Energy Efficiency Graph



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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