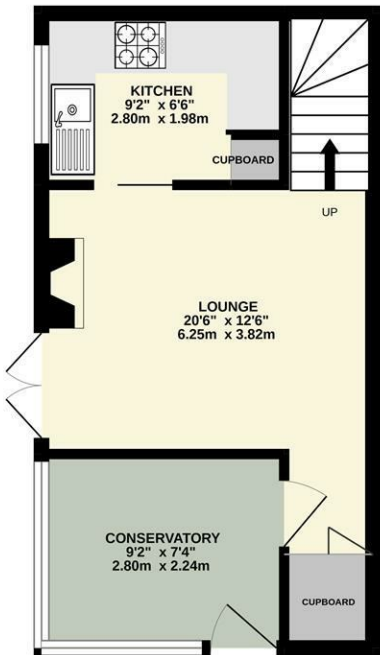
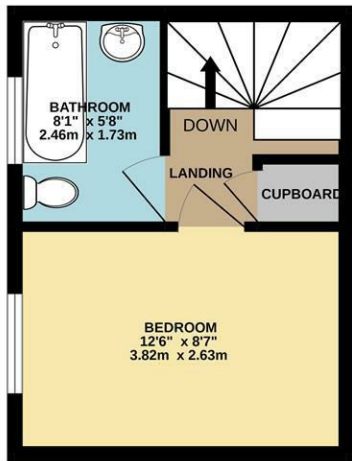


GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR  
209 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA: 507 sq.ft. (47.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022



**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

, Armstrong Walk, Rotherham, S66 8QQ

Offers In The Region Of £80,000



9, Armstrong Walk, Maltby, Rotherham,  
South Yorkshire, S66 8QQ

**Description**  
Of particular appeal to the investor & presented to good standard throughout, is this 1 bedroom town house with gas central heating, double glazing & conservatory which makes a great additional reception room. There is an electric fire to the lounge and French doors from the lounge opening onto the rear enclosed garden/patio area. The white fitted kitchen was installed approx 2019 & houses the wall mounted combination boiler. There are wardrobes & drawers to the double bedroom & white three piece bathroom suite with shower over the bath. Off road parking is provided via the driveway & there is a flagged patio/garden area. Armstrong walk is situated immediately off Dale Hill Road where there are bus service routes serving Maltby & Rotherham town centre respectively however approximately 200 yards away is a convenience store.

- A 1 bedroom town house
- Conservatory
- Rear enclosed garden & patio
- Dedicated Off road parking space
- White 3 piece bathroom inc shower
- Lounge with electric fire
- French doors from lounge to garden
- Gas central heating & double glazed
- Great first time buyer property or couple looking to downsize
- This property is owned by an ELR employee

