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102, Greenland Avenue, Rotherham, S66 7EU

Offers In The Region Of £255,000

# 102 Greenland Avenue, Maltby, Rotherham, S66 7EU

## Description

ELR are delighted to present this beautifully extended three-bedroom semi-detached home, complete with a highly versatile self-contained annex, offering spacious and flexible accommodation perfectly suited to modern family living. Ideally positioned in a popular and convenient location, the property benefits from close proximity to local amenities, well-regarded schools and excellent transport links.

The main residence opens with a welcoming front porch leading into a central hallway. To the front of the property is a comfortable lounge, where a feature electric fireplace creates a warm and inviting focal point. The home also benefits from a contemporary fitted kitchen with integrated appliances, complemented by an additional sitting room which seamlessly flows into the dining area, forming a bright and sociable space ideal for everyday family life and entertaining. French doors open directly onto the rear garden, while a further rear door leads to an entrance lobby, enhancing the home's practicality.

A key highlight of the property is the attached annex, offering exceptional flexibility and a wealth of potential. This largely self-contained space comprises a versatile room suitable for use as a bedroom, a cosy lounge featuring a natural fuel log burner, a kitchen, a utility room and a WC. Subject to requirements, the WC and utility area could be converted into a bathroom. There is also a garden room, further enhancing the annex's appeal. This space is ideal for multi-generational living, independent teenage accommodation, guest accommodation, or for those wishing to run a business from home.

To the first floor of the main house are three well-proportioned bedrooms, with the impressive principal bedroom benefitting from a dedicated dressing area and en suite facilities. A spacious family bathroom completes the accommodation, fitted with a corner bath and a separate shower cubicle.

Externally, the property is approached via a resin driveway providing off-road parking. To the rear is a fabulous enclosed garden, beginning with a patio area immediately outside the French doors and enjoying open views across neighbouring fields. The garden extends to include an additional patio area and a long, characterful lawn bordered by mature planting and trees, including olive, apple and pear trees. Towards the bottom of the garden is a BBQ area, a greenhouse and an additional seating area, perfectly positioned to enjoy uninterrupted countryside views and stunning sunsets.

A viewing is highly recommended to fully appreciate the space, setting and potential this impressive home has to offer. Please contact ELR today to arrange your appointment.

- Beautifully extended three-bedroom semi-detached home
- Highly versatile self-contained annex with bedroom space, lounge with log burner, kitchen, utility, WC and garden room, ideal for multi-generational living or home business use
- Contemporary fitted kitchen opening into a bright open-plan sitting and dining space
- Impressive principal bedroom with dressing area and en suite, plus a well-appointed family bathroom with bath and separate shower
- Generous enclosed rear garden with multiple seating areas, mature planting, fruit trees, open field views and stunning sunset outlook
- Solar panels paired with a storage battery for dependable, clean energy—day and night
- Freehold / Tax Band B
- Internal inspection is highly recommended

