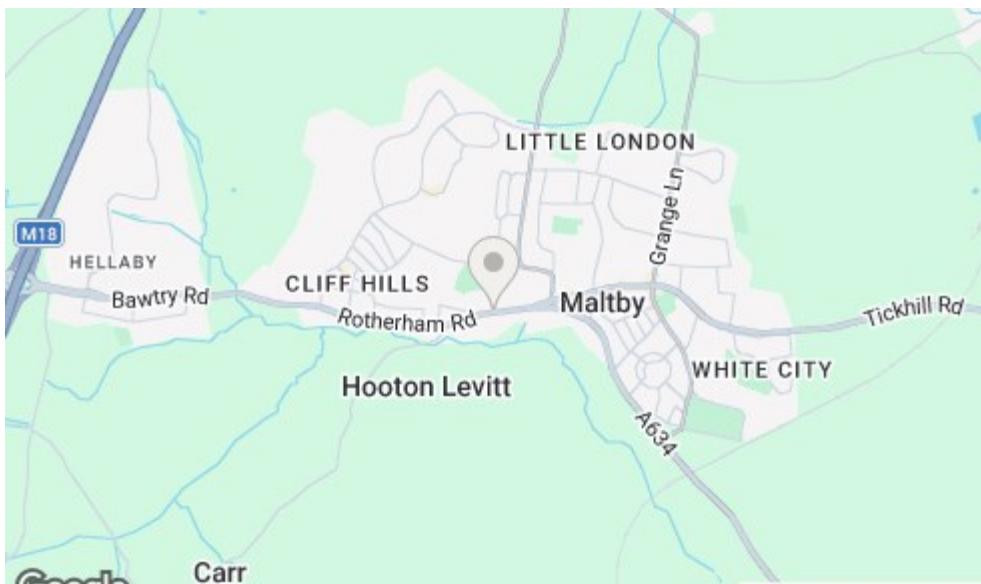


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan.

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ESTD 1840



237, Rotherham Road, Rotherham, S66 8LL

Offers In The Region Of £200,000

# 237 Rotherham Road, Maltby, Rotherham, S66 8LL

## Description

Situated on the ever-popular Rotherham Road, in the heart of Maltby, this beautifully presented deceptively spacious 3 bedroom semi-detached property offers modern versatile living in a highly convenient location. Perfect for families, first-time buyers, or those looking to upsize, the home combines stylish interiors with practical living space and excellent access to local amenities including supermarkets, doctors, leisure centres and major transport links such as the M1 and M18.

Step inside to discover a bright and welcoming hallway leading to a spacious lounge with a fitted electric fireplace adding warmth and ambience creating a comfortable setting for relaxing. French doors lead into a functioning dining room adding further functionality for family living and entertaining. The newly installed kitchen features contemporary fittings, ample storage, quality worktops and access to the garden through French doors, ideal for both everyday living and entertaining. A convenient ground floor WC adds to the practicality of the home.

Upstairs, the property boasts three good sized bedrooms and a newly fitted modern family bathroom. This layout offers comfortable accommodation for family living and opportunity for guests. Stairs lead to a converted attic space offering flexibility with the space being able to be used for useful storage or a functioning home office.

To the rear, the property benefits from a private tiered garden designed for ease of maintenance and outdoor enjoyment all year round. The dedicated entertaining area provides the perfect setting for summer gatherings, family barbecues, or simply relaxing outdoors.

Further enhancing the advantages to this property a new roof has been installed within the last 3 years.

A Fantastic Opportunity, this move-in-ready home offers modern upgrades, flexible living space, and a desirable location, making it an opportunity not to be missed. Early viewing is highly recommended.

- Three Bedroom Semi-detached property
- Desirable position on Rotherham Road
- Contemporary kitchen recently installed with modern fittings
- Convenient ground floor WC
- Versatile and spacious living/dining layout
- Levelled rear garden with dedicated entertaining spaces
- Excellent access to local amenities and transport links to Rotherham and Sheffield
- Converted attic for practical storage or home working.
- Freehold/Tax Band A
- Early Viewing is highly recommended

