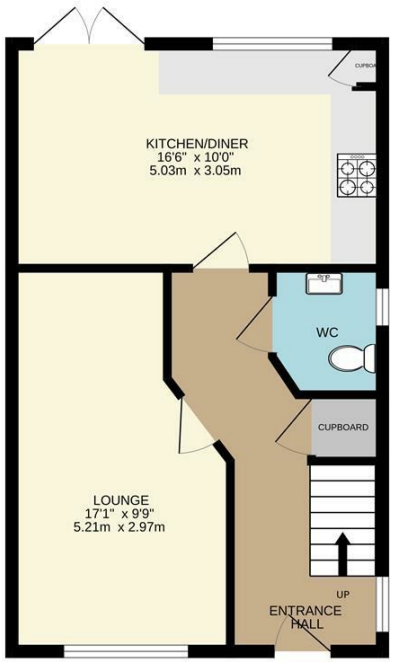
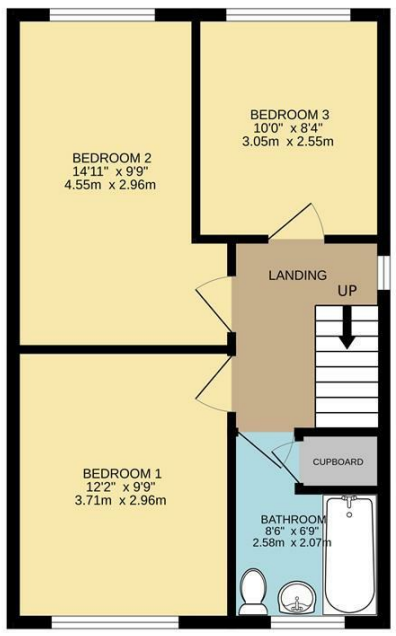
GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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4, Newland Avenue, Rotherham, S66 8AJ

Offers In The Region Of £200,000

4 Newland Avenue, Maltby, Rotherham, S66 8AJ



Description
This deceptively spacious and beautifully presented three-bedroom semi-detached home occupies a popular residential position in Maltby and offers well-proportioned accommodation ideally suited to first-time buyers, couples and growing families.

Stepping inside, the welcoming entrance hall leads through to a generous front-facing lounge, providing a comfortable and inviting space to relax and unwind. To the rear of the property is a stylish, modern kitchen diner, thoughtfully designed with a range of contemporary units, selected integrated appliances and plenty of space for a dining table. French doors open directly onto the rear garden, allowing natural light to flow through and creating a lovely space for everyday family life and entertaining. A useful downstairs WC completes the ground floor accommodation.

The first floor offers three well-sized bedrooms, providing flexibility to accommodate a growing family, visiting guests or those looking for space to work from home. Completing the accommodation is a modern family bathroom fitted with a contemporary suite.

Outside, the property enjoys a lawned garden to the front alongside off-road parking for one vehicle. To the rear, the enclosed garden provides a pleasant and private outdoor space, featuring a patio area ideal for outdoor dining, a neat lawn and a useful garden shed offering additional storage.

Ideally positioned for access to the amenities and facilities of Maltby town centre, the property also benefits from excellent transport links. The nearby M18 provides convenient access to the A1 and wider motorway network, making this an excellent choice for those needing to commute.

Offering generous accommodation, modern presentation and a convenient location, this lovely home is ready to move into and must be viewed to be fully appreciated.

- Spacious three-bedroom semi-detached home
- Well-presented accommodation throughout
- Generous front-facing lounge
- Stylish modern kitchen diner with selected integrated appliances
- French doors opening onto the enclosed rear garden
- Useful downstairs WC and modern family bathroom
- Off-road parking and attractive front and rear gardens
- Popular Maltby location with excellent access to local amenities and the M18 motorway
- Freehold / Council Tax Band B
- Early viewing is highly recommended











