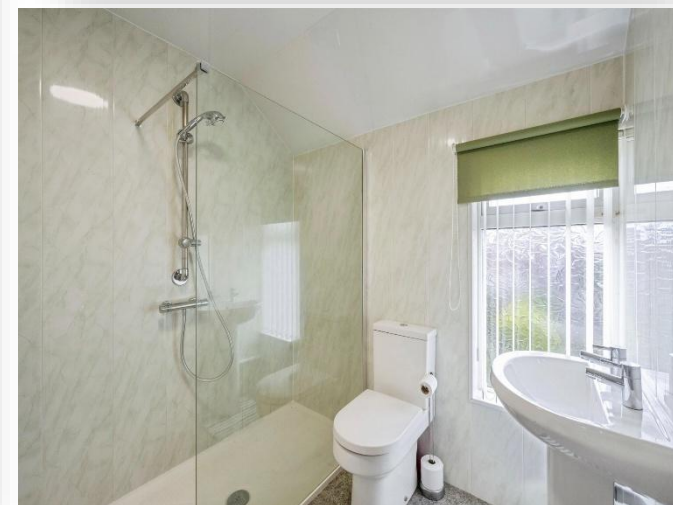




Muglet Lane, Maltby ROTHERHAM S66 7JQ

welcome to

Muglet Lane, Maltby ROTHERHAM

An excellent opportunity for first-time buyers, this three double bedroom mid-terraced property offered with no onward chain is ideally situated close to local amenities & bus routes. The property boasts two reception rooms, a utility, a modern shower room & garden areas to both the front and rear.



Entrance Hall

Entry into the property through a front facing upvc door with a central heated radiator and door leading to the lounge.

Lounge

Bright well lit reception room having a front facing double glazed window and one central heated radiator.

Dining Room

Leading on from the lounge this second reception room features a double glazed rear window and one central heated radiator.

Utility

Leading on from the dining room, this utility offers space and plumbing for a washing machine and benefits from a central heated radiator. A rear upvc door provides access to the garden and is complemented by a side-facing double-glazed window.

Kitchen

Fitted with wall, drawer and base units with tiled splashbacks and contrasting work surfaces housing the sink and drainer. Fitted with an electric hob the kitchen also has space available for a free standing fridge. A rear upvc door complemented by a rear double glazed window provides natural light into the room whilst a central heated radiator adds warmth.

Landing

Access to all first floor accommodation along with access to the loft via a loft hatch.

Bedroom One

Master bedroom having a front facing double glazed window and one central heated radiator.

Bedroom Two

Second double bedroom with a rear double glazed window and one central heated radiator.

Bedroom Three

Third double bedroom having a double glazed front window and one central heated radiator.

Shower Room

Fully fitted walk in shower room comprising a wash hand basin, low flush w/c and walk in mains fed shower. Additional benefits include paneled walls, a central heated towel radiator, an extractor fan and a rear facing double glazed window.

Outside

The front of the property offers a lawned garden with stocked flower beds. To the rear you will see a patio area ideally for outdoor seating leading to a lawned section with flower beds. The rear of the property also benefits from an outside tap.

Agent Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Muglet Lane, Maltby ROTHERHAM

- No Onward Chain!!!!
- Mid-Terrace Property With Three Double Bedrooms
- Potential To Be A Great First Time Home
- Two Reception Rooms
- Utility Room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106515 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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