



**Dunns Dale, Maltby Rotherham S66 7NR**

**welcome to**

**Dunns Dale, Maltby Rotherham**

A fantastic opportunity for a first-time buyer to add their own personal touch. This two double bedroom semi-detached home is offered to the market with no onward chain and benefits from a driveway providing off-road parking, a private rear garden & a convenient downstairs bathroom.



### **Entrance Hall**

Entry through a front facing upvc door with hallway leading onto the staircase for the first floor accommodation. One central heated radiator provides a warm and welcoming entrance way.

### **Lounge**

A dual aspect reception room having two front facing double glazed windows along with a double glazed window to the rear all allowing plenty of natural day light into the room. A focal fire place with surround and two central heated radiators help to provide warmth to the lounge area.

### **Bathroom**

Fully tiled bathroom fitted with a wash hand basin. w/c and bath with electric shower overhead. Additional benefits include a rear double glazed window, a central heated radiator and extractor fan.

### **Kitchen**

Fully fitted kitchen comprising a range of wall, draw and base units with tiled splashbacks and contrasting work surfaces housing the sink and drainer. Integrated appliances include an oven and gas hob whilst space within the kitchen is available for a washing machine and fridge/freezer. A side upvc door complimented by a front and rear double glazed window provides plenty of light into the kitchen whilst a central heated radiator adds warmth.

### **Landing**

Access to both bedrooms and loft through a loft hatch. The landing area benefits from a rear facing double glazed window.

### **Bedroom One**

Dual aspect master bedroom with both front and rear facing double glazed windows. A cupboard within the bedroom houses the boiler for the property.

### **Bedroom Two**

Second double bedroom offering double glazed windows to both the front and rear along with two central heated radiators.

### **Outside**

The front of the property features a gated driveway providing off-road parking, complemented by a lawned garden. Gated access onto the rear where you will find a fully enclosed and private garden with lawn and patio ideal for outdoor seating.



***view this property online*** [williamhbrown.co.uk/Property/MBY106576](http://williamhbrown.co.uk/Property/MBY106576)



welcome to

## Dunns Dale, Maltby Rotherham

- No Onward Chain!!
- Two Double Bedroom Semi-Detached Property
- Potential To Be A Perfect Home For A First Time Buyer
- Downstairs Bathroom
- Driveway For Off Road Parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

# £130,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MBY106576](https://www.williamhbrown.co.uk/Property/MBY106576)



Property Ref:  
MBY106576 - 0003

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.

  
william h brown



**01709 812301**



[maltby@williamhbrown.co.uk](mailto:maltby@williamhbrown.co.uk)



54 High Street, Maltby, ROTHERHAM, South  
Yorkshire, S66 8LA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)