

FOR SALE



Rowan Rise, Maltby
Guide Price £165,000


MARTIN&CO

Rowan Rise, Maltby

3 Bedrooms, 1 Bathroom

Guide Price £165,000

- Semi detached
- Three bedrooms
- Two reception rooms
- Commuter links
- Popular location

GUIDE PRICE £165,000 - £175,000. Offered to the market with no onward chain is this well positioned three bedroom semi detached home located on Rowan Rise in Maltby, an area that remains popular due to its balance of local amenities and convenient transport links. The property is suited to a range of buyers and offers a practical layout.

The accommodation begins with a front entrance hall, providing access to the ground floor rooms and stairs leading to the first floor. To the front of the property is a lounge, a comfortable living space with a pleasant outlook that works well as a main sitting area. To the rear sits a separate dining room, offering a more formal space for meals or an additional reception room depending on requirements. The layout between the two rooms provides flexibility for both everyday use and occasional entertaining.

The kitchen is fitted with a range of wall and base units and offers space for freestanding appliances. Positioned to the rear of the property, it provides easy access to the garden and has potential for further improvement or reconfiguration if desired. The overall ground floor arrangement is straightforward and functional, making it easy to adapt to different needs. Upstairs, the first floor landing leads to three well proportioned bedrooms. Each room offers a practical layout, suitable for a mix of sleeping, working or

storage arrangements. The family bathroom is fitted with a white two piece suite, while a separate WC sits alongside, adding convenience for busier households. Externally, the property benefits from gardens to both the front and rear. The front garden provides a simple and tidy approach to the home, while the rear garden offers outdoor space that can be adapted for seating, planting or general use. The garden size is manageable while still allowing room for a range of uses.

Maltby continues to be a well regarded area within Rotherham, offering a selection of local shops, cafes and everyday services. Nearby supermarkets include Morrisons in Maltby itself, with additional options such as Tesco and Aldi available in neighbouring areas including Bramley and Hellaby. For families, the area is served by a number of schools including Maltby Redwood Academy and Maltby Lilly Hall Academy, both within easy reach.

For those needing to commute, the location provides straightforward access to both the M1 and M18 motorway networks, making travel towards Sheffield,

Rotherham, Doncaster and beyond relatively simple. Public transport links run through Maltby, connecting to surrounding towns and offering further convenience for day to day travel.

This is a straightforward home in a consistently popular area, with the added benefit of no onward chain. The layout, location and potential on offer make it a sensible option for buyers looking to establish themselves or invest in a well connected part of Rotherham.

ENTRANCE HALL With a staircase rising to the first floor landing with under stairs storage, side facing window and front facing entrance door.

LOUNGE Having a front facing window and laminate flooring.

DINING ROOM With a rear facing window and laminate flooring.

KITCHEN Having a range of fitted wall and base units. Base units are set beneath contrasting worktops which include a single bowl sink, space for cooker, plumbing for washing machine, space for fridge, tiled splash backs, laminate flooring, side facing entrance door and rear facing window.

LANDING With balustrade, loft access, store cupboard and side facing window.

BEDROOM ONE A double size room with front facing window.

BEDROOM TWO A double size room with rear facing window.

BEDROOM THREE A good size single room with front facing window.

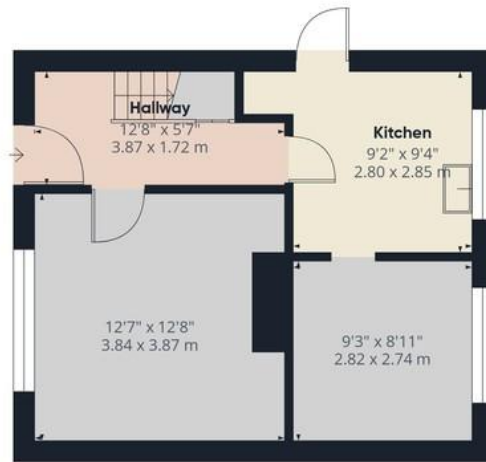
BATHROOM With a white two piece suite which comprises of a wash hand basin, bath, tiled walls and

rear facing window.

WC With a white low flush w.c.

OUTSIDE There is a lawn garden to the front with hedging. To the rear is an enclosed garden with block paved patio, lawn and hedging.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor



Approximate total area¹⁾
792 ft²
73.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



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