



**Newland Avenue, Maltby Rotherham S66 8AJ**

**welcome to**

**Newland Avenue, Maltby Rotherham**

Only a few years old, this modern & beautifully presented three-bedroom home is an ideal choice for a growing family and is available with no onward chain. Boasting a stylish modern kitchen/diner, a convenient downstairs W/C & generously sized bedrooms, this impressive property is not to be missed.!



### **Entrance Hall**

Entry through a front facing composite door complemented by a double glazed side window. Hallway leading to the stairs for the first floor accommodation whilst internal doors provide access to all ground floor living spaces. The welcoming hallway features tiled flooring and one central heated radiator.

### **Lounge**

A beautiful bright and well lit reception area featuring a front facing double glazed window and one central heated radiator.

### **Kitchen/Diner**

Beautiful open plan kitchen diner fitted with modern wall, drawer and base units with tiled splashbacks and contrasting work surfaces housing the sink and drainer. Integrated appliances include an oven, gas hob and extractor whilst additional space is available for a washing machine and fridge/freezer. Rear patio french doors open up onto the rear garden whilst accompanied by a rear double-glazed window. The kitchen/diner features ceiling spotlights, tiled flooring and one central heated radiator.

### **Cloakroom**

Conveniently offering a downstairs w/c and wash hand basin, featuring ceiling spotlights, a side double glazed window, extractor fan and a central heated radiator.

### **Landing**

Access to all first floor accommodation along with access to the loft through a loft hatch. Hallway benefits from a side facing double glazed window.

### **Bedroom One**

Front facing master bedroom with a double glazed front window and one central heated radiator.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Bathroom**

Three piece modern bathroom fitted with a wash hand basin, low flush w/c and bath with mains fed shower over head. Bathroom features ceiling spotlights and a front double glazed window both bringing plenty of light into the room. The bathroom further benefits from a central heated radiator, extractor fan and a handy storage cupboard.

### **Outside**

On arriving at the property, you are welcomed by a driveway providing convenient off-road parking for multiple vehicles. The front of the property further benefits from a well-maintained lawned garden with established shrubs, as well as side access leading to the rear garden.

To the rear is a fully enclosed landscaped garden, featuring a paved patio area ideal for outdoor seating leading onto a lawned garden space. The rear garden also benefits from an outside tap.



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## Newland Avenue, Maltby Rotherham

- No Onward Chain!!
- Semi-Detached With Three Good Size Bedrooms
- Well Presented & High Specification Throughout
- Perfect Opportunity For A growing Family
- Modern Open Plan Kitchen/Diner

Tenure: Freehold EPC Rating: B

Council Tax Band: B

# £215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY106463 - 0004

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