

property details **approval form**

3 Pippin Court, Maltby, ROTHERHAM, South Yorkshire, S66 8SD

Date: 23 July 2026

Property Ref and Version: MBY106561 - 0003



selling your home with us!

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>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 4. Room Description |
| 2. Key Features | 5. Property Images |
| 3. Short Description | 6. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in the region of £210,000

Tenure: Freehold

>> **key features**

- > No Onward Chain.!!
- > Three Bedroom Detached Property
- > Lovely Cull-De-Sac Location
- > Well Presented Throughout
- > Additional Ground Floor W/c
- > Master Bedroom With En-Suite
- > Detached Garage
- > Driveway For Off Road Parking
- > EPC Rating: D

>> **short description**

Offered with no chain is this three-bed detached home tucked away in a quiet cull-de-sac, being a fantastic opportunity for those looking to move up the property ladder. Featuring a well-presented open-plan kitchen/diner, downstairs W.c, master bedroom with en-suite, driveway and detached garage.

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>> **room description**

Entrance Hall

Entry into the property through a front facing upvc door leading onto the staircase for the first floor accommodation. One central heated radiator helps to provide a warmth and welcoming entrance way.

Lounge

A bright and welcoming reception room having a double glazed front window which allows an abundance of natural light into the room along with a central heated radiator which provides warmth. Door access leads onto the kitchen/diner.

Kitchen/Diner

Well presented open plan kitchen/diner fitted with 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 with extractor fan above whilst space within the kitchen is available for a washing machine and fridge/freezer. Rear facing sliding patio doors complimented by a rear double glazed window both overlook the rear garden. The kitchen/diner is heated by one central heated radiator with an internal door leading into the rear entrance hall.

Rear Entrance

External entry through a side facing upvc door with internal door access to the cloakroom and the kitchen/diner. The rear hallway features one central heated radiator.

Cloakroom

Conveniently offering a wash hand basin and w/c. Additional benefits include a central heated radiator and extractor fan.

Landing

Access to all three bedrooms bathroom and loft through a loft hatch. The landing area benefits from a side facing double glazed window and a handy airing cupboard.

Bedroom One

Master bedroom with fitted wardrobes and access to the en-suite. This double bedroom features a rear double glazed window and one central heated radiator.

En-Suite

Leading from the master bedroom this en-suite is fitted with a wash hand basin, w/c and corner shower cubicle with electric shower. This partly tiled shower room further features a double glazed rear window and one central heated radiator.

Bedroom Two

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

Bedroom Three

Third bedroom with built in wardrobes, having a front facing double glazed window and one central heated radiator.

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Bathroom

Party tiled modern bathroom fitted with a wash hand basin, w/c and bath. Further features include a side facing double glazed window which provides plenty of natural daylight into the bathroom whilst the central heated radiator provides warmth and comfort.

Outside

The property boasts a driveway to the front and side, providing ample off-road parking and leading to the detached garage. The front also features a lawned garden area.

To the rear, there is a well-maintained private garden featuring a block-paved patio, ideal for outdoor seating and entertaining, which leads onto a lawned garden and a further stoned patio area. Additional benefits include an outside tap and side gate access to the driveway.

Garage

Boasting a newly fitted electric up and over front door whilst also conveniently offering both power and lighting to inside the garage.

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>> **room description**

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>> **property images**



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>> **property images**



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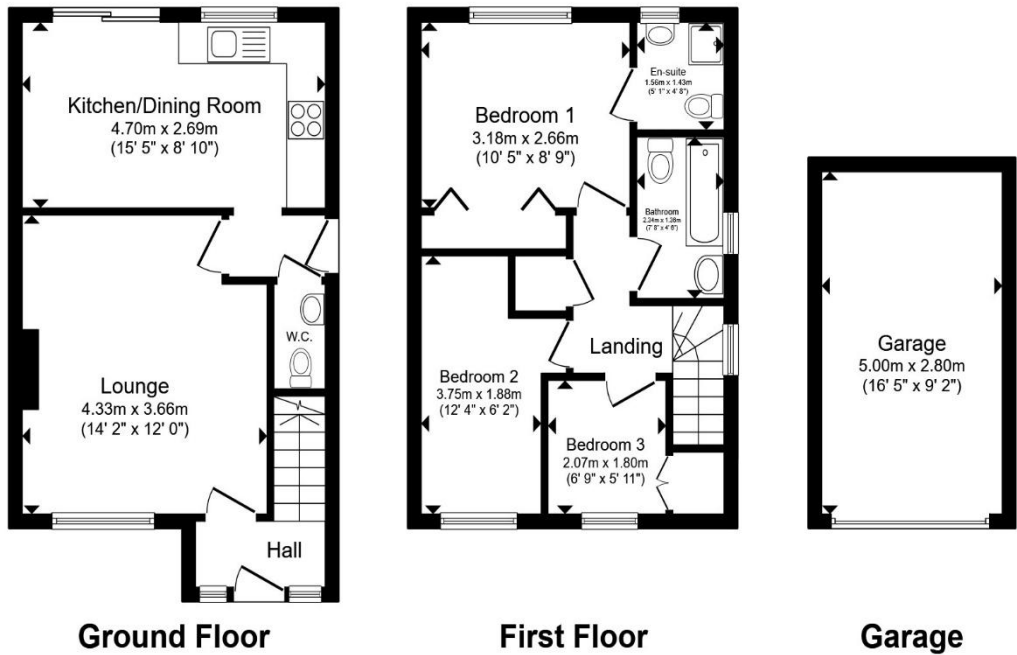
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>> floor plan



Total floor area 82.9 m² (893 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Calum Brennan		
Mr L. Mchale		

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