

property details **approval form**

56 Rolleston Avenue, Maltby, ROTHERHAM, South Yorkshire, England, S66 8LN

Date: 03 October 2026

Property Ref and Version: MBY106698 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **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**

£180,000

Tenure: Freehold

>> **key features**

- > No Onward Chain!!
- > Semi-Detached Property With Three Bedrooms
- > Well-Presented Throughout
- > Beautiful Open Plan Kitchen With Central Island
- > Modern Bathroom
- > Popular Residential Area Within Maltby
- > Off Road Parking For Multiple Cars
- > Sizeable Garden With Woodlands To The Rear
- > EPC Rating: Awaited

>> **short description**

Offered to the market with No Chain is this well-presented three bedroom home being a perfect opportunity for a first time buyer. This property boasts a stunning kitchen with central island, modern bathroom, sizeable private garden backing onto woodlands along with a driveway for off road parking.

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>> **room description**

Entrance Hall
Entry into the property through a front facing upvc door complemented by a front double glazed window. This entrance hallway provides access to the staircase for the first floor accommodation and benefits from one central heated radiator.

Lounge

A dual aspect reception room with both front and rear double glazed windows. A fire with surround acts as a focal point to the lounge whilst two central heated radiators adds additional warmth.

Kitchen

A beautiful contemporary kitchen with a gorgeous central island. Fitted with wall, draw and base units with contrasting work surfaces incorporating the sink and drainer whilst the central island offers a breakfast area with work surfaces housing the induction hob and undercounter units. Integrated appliances include a double oven, microwave and dishwasher whilst space within the kitchen is available for a washing machine and fridge/freezer. The kitchen also benefits from a pantry cupboard perfect for extra storage, whilst additional benefits include spotlights, a central heated radiator and front, side and rear facing double glazed windows.

Landing

Access to all first floor accommodation along with loft access via a loft hatch. The landing space also benefits from a rear facing double glazed window.

Bedroom One

Master bedroom with a built in storage cupboard, having a front facing double glazed window and one central heated radiator.

Bedroom Two

Second bedroom having built in wardrobes, featuring a double glazed front window and one central heated radiator.

Bedroom Three

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

Bathroom

Modern bathroom fitted with a wash hand basin, w/c and an L-Shaped bath with mains fed shower above. Having tiling to the walls this bathroom further benefits from two rear facing double glazed windows and a central heated towel radiator.

Outside

The front of the property benefits from a driveway providing off-road parking for multiple vehicles, alongside a lawned garden area complemented by established shrubs.

To the rear is a fully enclosed private garden backing onto the woods behind making it a quiet and peaceful lookout. The rear garden features a paved patio, ideal for outdoor seating, lawn and a further decked seating area positioned at the top of the garden. The rear of the property also benefits from an outside tap.

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>> **room description**

~~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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>> **property images**



Your William H Brown office: 54 High Street, Maltby, ROTHERHAM, South Yorkshire, S66 8LA
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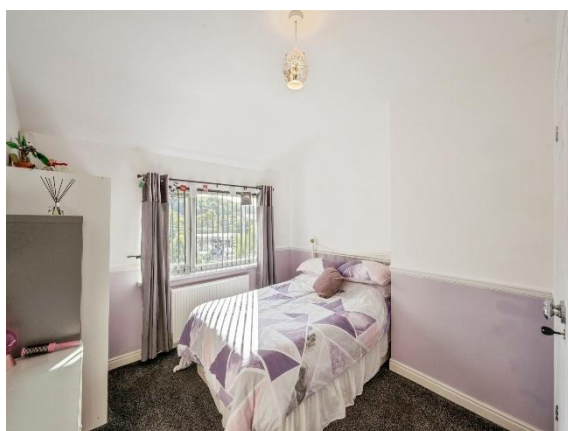
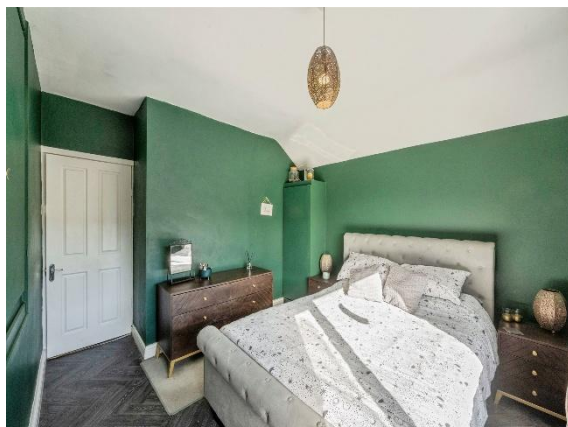
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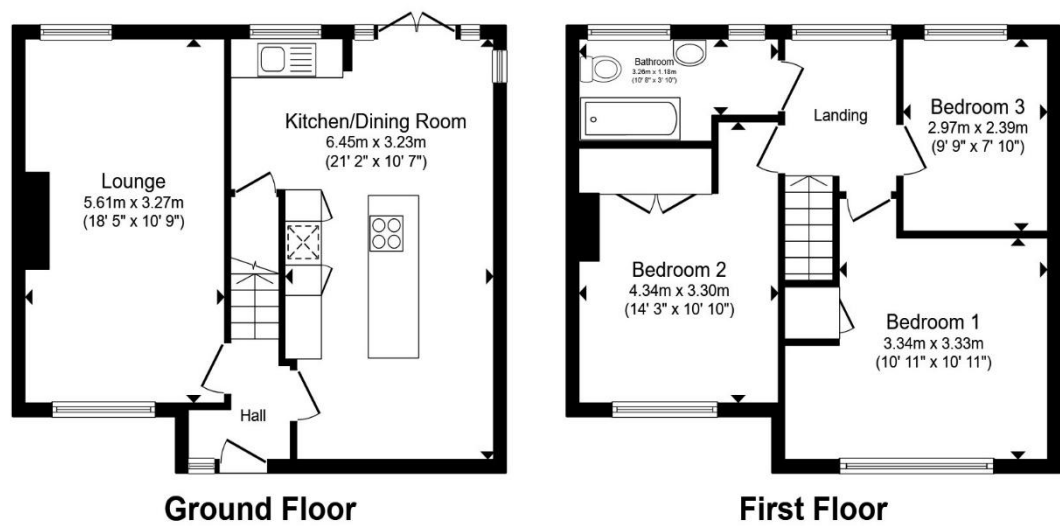
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>> floor plan



Total floor area 95.2 m² (1,025 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		
Miss A. Boyd		

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