



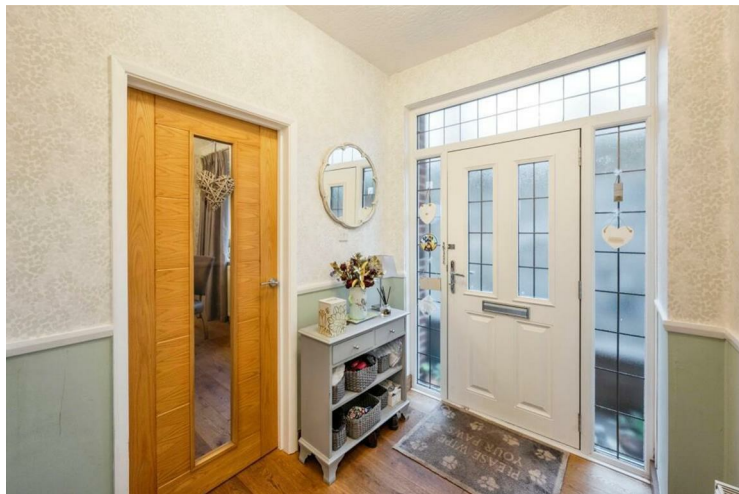
2 Hazel Road, Maltby, Rotherham, S66 8BD

Offers In Excess Of £230,000

We are delighted to present this immaculate, detached bungalow for sale. This property stands out due to its pristine condition and highly sought-after bungalow style. It's an exquisite blend of comfort and style, offering a generous living space that is designed to cater to all aspects of daily family life.

The property boasts two spacious double bedrooms, perfect for those looking to downsize without compromising on space or quality. The bedrooms are well-designed, with plenty of room for storage and personalisation.

Entrance Hall



Having a front facing double glazed door, a radiator and access to the loft space.

Lounge/Diner 21'9" x 12'4" (6.63 x 3.76)



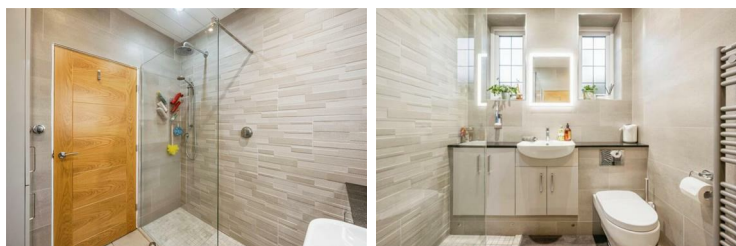
Having a front facing double glazed window, french doors overlooking the rear elevation. A gas fire with surround and hearth.

Kitchen 11'3" x 11'10" (3.45 x 3.63)



Fitted with a range of wall and base units with matching work surfaces, sink unit and drainer with mixer tap and drainer, with integrated microwave, electric oven and hob, space for a washing machine and tumble dryer, Having a double glazed window and a door leading into the garden.

Shower Room



A contemporary shower room with an electric shower, low flush w.c, hand wash basin with vanity unit, two storage cupboards, full tiling to the walls, heated towel rail and two windows.

Bedroom One 12'9" x 11'3" (3.89 x 3.45)



Having a double glazed window and a radiator.

Bedroom Two 10'0" x 9'10" (3.05 x 3.02)



Having a double glazed window and a radiator.

Outside



To the front of the property a driveway which is accessed via double gates, leading to the garage. There is a lovely garden area with mature shrubs and bedding plants providing privacy to the home. To the rear of the property is a low maintenance garden area with artificial grass and an outside tap.

Material Information

Material information

Council Tax Band C

Tenure Freehold

Property Type detached bungalow

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority.
<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan



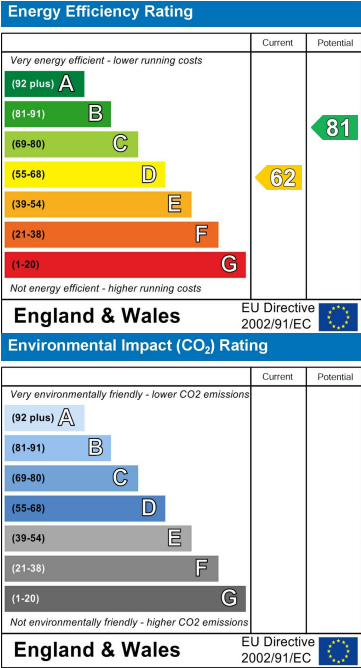
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Area Map



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Energy Efficiency Graph



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