



6 Clifton Byres, Maltby, Rotherham, S66 7RS

**Offers Around £265,000**

Forming part of an exclusive cul-de-sac development within the heart of this unspoiled semi-rural village is this charming stone-built Cottage which retains much of the original character and features.

The accommodation is complimented by gas central heating, double glazing, Conservatory and Garage and briefly comprises: Reception Hall, spacious Lounge, Conservatory, fitted Kitchen, two Bedrooms and family Bathroom.

Clifton is a small Village surrounded by fields and farmland and centrally located for commuting to Rotherham and Doncaster.

## ENTRANCE HALL

With timber entrance door, tiled floor and radiator. Cupboard beneath the stairs

## LOUNGE 14'6" x 19'4" (4.42 x 5.9)



The focal point of the room being the stone fireplace and coal effect gas fire on a raised hearth. Exposed stone wall, front and side facing windows and radiator. Polished wood floor. Sliding patio doors open into the Conservatory

## CONSERVATORY 7'10" x 8'11" (2.39 x 2.73)



Having uPVC windows and door opening into the rear garden, radiator and tiled floor.

## KITCHEN 10'0" x 10'0" (3.07 x 3.07)



Having an extensive range of limed Oak finish base and wall units with contrasting work surfaces and inset ceramic sink set beneath the rear facing window. 'Stoves' gas range with ovens beneath and extractor hood. Integrated fridge/freezer and space and plumbing for washing machine. Kick space heater, tiled floor and splash backs

## FIRST FLOOR LANDING



With front facing window and exposed ceiling beam.

## FRONT BEDROOM ONE 14'7" x 8'11" (4.45 x 2.73)



With fitted wardrobes to two walls, bedside cabinet and drawer unit. Radiator and laminate flooring.

## REAR BEDROOM TWO 14'7" x 10'0" (4.45 x 3.07)



With radiator and window

## BATHROOM 10'0" x 10'0" (3.05 x 3.07)



With contemporary white suite comprising panelled bath, pedestal wash hand basin, W.C. and corner shower

cubicle. Tiling to the walls, radiator and opaque glazed window.

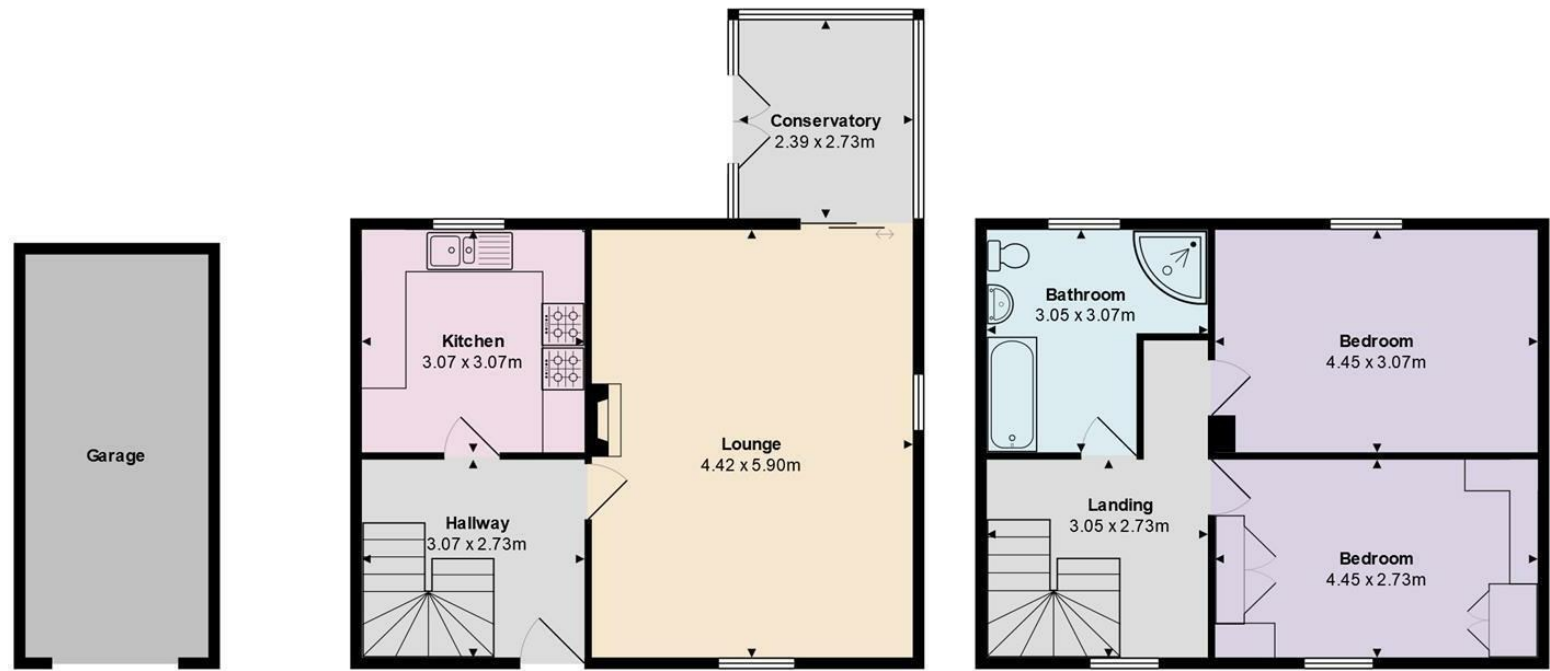
## OUTSIDE



To the rear is an established lawned, enclosed garden with mature shrubs and borders. Timber Summerhouse. There is a single Garage and parking.

# Floor Plan

6, Clifton Byres, Clifton, Maltby, ROTHERHAM, S66 7RS



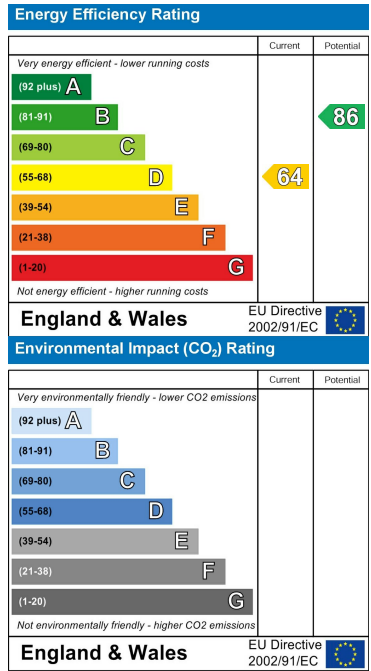
Total Area: 96.5 m<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only  
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# Area Map



# Energy Efficiency Graph



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