



Dalton Lane, Dalton Rotherham S65 3QY

welcome to

Dalton Lane, Dalton Rotherham

GUIDE PRICE £125,000 - £130,000 - JUST STARTING OUT? - This two bedroom mid terraced offers the perfect purchase for any FTB/investors alike. Boasting spacious accommodation throughout with Conservatory, off road parking & delightful rear garden...ARRANGE YOUR VIEWING!!!



Lounge

Having a front facing double glazed window & door with two radiators & feature fireplace.

Kitchen

Fitted with a series of wall & base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. Having a rear facing double glazed window & door into the conservatory, spotlights & a built in storage cupboard providing additional storage space.

Conservatory

Having side facing double glazed windows & rear facing double glazed patio doors out to the garden.

Landing

Benefiting from a built in storage cupboard.

Bedroom One

Having a front facing double glazed window along with a single glazed, radiator & fitted wardrobes providing hanging & storage space.

Bedroom Two

Having a rear facing double glazed window, radiator & fitted wardrobes.

Bathroom

Fitted with a bath & shower over, a hand wash basin & WC. Having a rear facing double glazed window & radiator.

Outside

To the rear of the property is an enclosed garden with a patio area & shed useful for storage space.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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Dalton Lane, Dalton Rotherham

- Two bedroom mid terraced property
- Well presented throughout with Conservatory
- Ideal FTB/investor purchase
- Well placed to local amenities & transport links
- Spacious rear garden, patio & off road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF117342 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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