

FOR SALE



Wadworth Rise, Dalton
Guide Price £150,000

MARTIN&CO



Wadworth Rise, Dalton

3 Bedrooms, 1 Bathroom

Guide Price £150,000

- Semi detached
- Three bedrooms
- No chain
- Well appointed
- Corner plot

GUIDE PRICE £150,000 - £160,000. Nestled on a corner plot, Wadworth Rise in Dalton, Rotherham is a spacious three-bedroom semi-detached family home offered with no chain, making it ideal for a swift and hassle-free purchase. The property is perfectly positioned to benefit from the local amenities and public transport links, making it an attractive choice for a range of buyers.

Upon entering, the hallway provides immediate access to a convenient storage cupboard and a cloakroom featuring a modern white two-piece suite. The spacious lounge and dining area is flooded with natural light, thanks to the patio doors that open up to the rear garden, and the room is made cosy by a feature fire surround with a gas fire, perfect for family gatherings or entertaining guests. The kitchen is well-equipped with a stylish range of Beech effect wall and base units, offering ample storage and integrated appliances, including an oven, hob, extractor, fridge, and freezer.

Upstairs, the first-floor landing offers further storage with a large walk-in cupboard. There are two well-proportioned double bedrooms, alongside a larger-than-average third bedroom, providing plenty of space for growing families or a home office. The family



shower room features a contemporary white three-piece suite, completing the accommodation.

Outside, the property boasts extensive garden space, with a lawned front garden that wraps around to the side. The rear garden is a true highlight, featuring a well-maintained lawn, mature shrub borders, and a patio area ideal for outdoor dining and relaxation. Additional brick-built storage outside provides practical space for garden tools or equipment.

This home offers a fantastic opportunity for buyers looking for a well-presented family home in a sought-after location. Early viewing is highly recommended to avoid disappointment.

ENTRANCE HALL Having a dog leg staircase rising to the first floor landing with open storage underneath. Further storage cupboard housing the central heating boiler and front facing entrance door.

CLOAKROOM With a white two piece suite which comprises of a low flush w.c, corner vanity wash hand basin, tiled splash backs and front facing window.

LOUNGE / DINING ROOM A generous size reception room with two centre ceiling roses and three wall light points. The focal point of the room is the feature fire surround which houses the gas fire, With front facing window and rear facing patio doors that open on to the rear garden.

KITCHEN With a range of fitted wall and base units in Beech effect, wall units include open ended shelving and extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, plumbing for washing machine, oven, hob, integrated fridge, freezer, tiled splash backs, tiled floor, side facing entrance door and rear facing window.

LANDING With airing cupboard, loft access, side facing window and larger than average store cupboard.



BEDROOM ONE A double size room with rear facing window.

BEDROOM TWO A double size room with built in storage and front facing window.

BEDROOM THREE A larger than average single room with rear facing window.

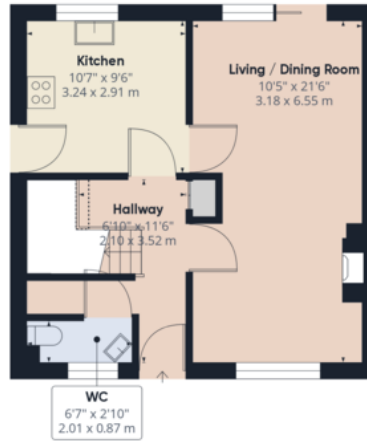
SHOWER ROOM With a white three piece suite which comprises of a vanity wash hand basin, wc and double shower cubicle. Having tiling to the walls, floor and front facing window.

OUTSIDE To the front of the property is a lawn garden with pathway and side lawn. There is a brick built storage shed. To the rear is a lawn garden with patio and mature shrubs.

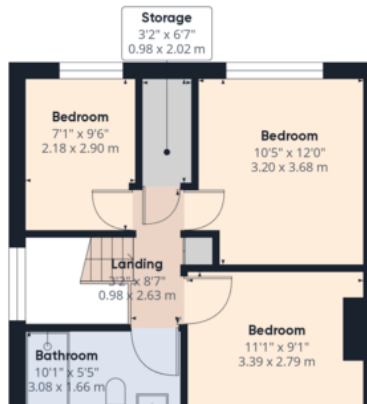


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		





Ground Floor



Approximate total area⁽¹⁾

845.72 ft²
78.57 m²

Reduced headroom

2.37 ft²
0.22 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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