







**Sturton Croft, Dalton Guide Price £145,000** 









## **Sturton Croft, Dalton**

3 Bedrooms, 1 Bathroom

## Guide Price £145,000

- Semi detached
- Three bedrooms
- No chain
- Drive
- Popular location

GUIDE PRICE £145,000 - £155,000. This well-located home offers a practical layout with plenty of space inside and out. Overlooking a green to the front and with open fields nearby, it enjoys a peaceful setting while still being convenient for everyday needs. The ground floor includes a lounge and dining area with a feature fireplace, leading into a conservatory that brings in natural light. The kitchen is fitted with oak units, and there's also the added benefit of a downstairs WC. Upstairs, there are three wellproportioned bedrooms and a family bathroom with a three-piece suite. A large storage cupboard on the landing adds to the practicality of the home. Outside, there's a driveway to the side, additional hard standing at the front, and a low-maintenance rear garden with a fantastic garden pod-perfect for use as an office or hobby space.

Dalton is a convenient location for families and commuters alike. Local amenities include Morrisons and Aldi, while Parkgate Shopping Park is just a short drive away, offering a range of retailers. Rotherham town centre is also easily accessible, as is the M1 motorway for travel further afield. Public transport links are readily available, with bus routes connecting to Rotherham, Sheffield, and surrounding areas.

ENTRANCE HALL Having a staircase rising to the first floor landing with under stairs storage area. Storage cupboard and front facing entrance door.

CLOAKROOM Having a two piece suite which comprises of a low flush w.c, wash hand basin, tiled splash back and front facing window.

LOUNGE/DINING ROOM A good size room, the lounge area has feature fire surround housing the electric fire and front facing window. The dining area has patio doors which lead through to the conservatory.

CONSERVATORY With side and rear facing windows and side facing French doors to the garden.

KITCHEN With a range of fitted wall and base units in oak, wall units include extractor hood. Base units are set beneath contrasting worktops which include a

single bowl sink, plumbing for washing machine, dishwasher, space for fridge freezer, tiled splash backs, side facing entrance door and rear facing window.

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

BEDROOM ONE A double size room with front facing window.

BEDROOM TWO A double size room with rear facing window.

BEDROOM THREE A generous size single bedroom with rear facing window.

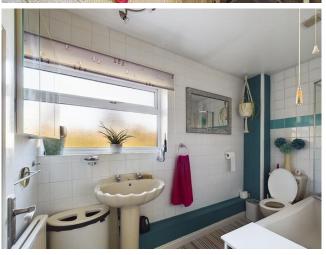
BATHROOM With a three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over, tiled walls and front facing window.

OUTSIDE To the front of the property there is hard









standing for car / caravan. With a further drive to the side. To the rear is a lawn garden and patio. There is a fabulous garden pod which is currently used as an office space but can be utilized for a variety of uses.



%epcGraph\_c\_1\_544%







## Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA T: 01709 544982 • E: rotherham@martinco.com

01709 544982

http://www.martinco.com



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or less ors(s). Any property particulars are not an opportunity of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

