

**FOR SALE**



**Arundel Avenue, Dalton**  
**Guide Price £130,000**

  
**MARTIN & CO**



## Arundel Avenue, Dalton

3 Bedrooms, 1 Bathroom  
Guide Price £130,000

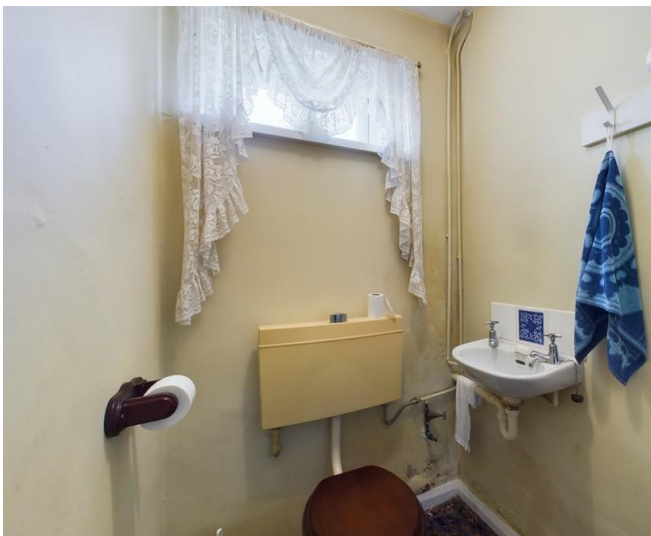
- Semi detached
- Three bedrooms
- Two reception rooms
- Downstairs WC
- No chain

GUIDE PRICE £130,000 - £140,000. Welcome to Arundel Avenue, a spacious three-bedroom semi-detached home located in the popular residential area of Dalton. Offered for sale with no onward chain, this property is positioned at the head of a quiet cul-de-sac and benefits from a much larger than average rear garden, making it an ideal choice for families, first-time buyers or investors.

As you step into the property, you are greeted by an entrance hall, featuring a staircase leading to the first floor and a practical under-stairs storage cupboard. The ground floor comprises a cloakroom fitted with a two-piece suite, a comfortable lounge perfect for relaxation, and a separate dining room ideal for family meals and entertaining. The kitchen is equipped with a range of fitted wall and base units providing ample storage and workspace, ready to cater to all your culinary needs.

Upstairs the first-floor landing provides access to three generously sized bedrooms, each offering flexibility and space to suit your lifestyle. The family bathroom is fitted with a modern three-piece suite ensuring convenience and comfort for all.

Externally the property boasts a garden area to the



front and a particularly large rear garden, mainly laid to lawn with a patio area that is perfect for al fresco dining, barbecues, or simply enjoying the outdoors. This expansive garden space offers endless possibilities, whether for children's play, pets or gardening enthusiasts.

Situated in the well-regarded area of Dalton the property is close to a range of local amenities, including supermarkets, schools, and leisure facilities. Transport links are excellent, with easy access to major roads and public transport options, making commuting to Rotherham, Sheffield, and surrounding areas straightforward.

With its desirable location, generous garden space, and no chain, Arundel Avenue presents a fantastic opportunity to acquire a charming home in a sought-after area. Don't miss out-contact us today to arrange a viewing!

**ENTRANCE HALL** With a spindled staircase rising to the first floor landing, under stairs cupboard and side facing entrance door.

**CLOAKROOM** With a two piece suite which comprises of a low flush w.c, wash hand basin and side facing window.

**LOUNGE** A good size lounge with coving to the ceiling, wall mounted gas fire and front facing window.

**DINING ROOM** A separate dining room with rear facing window overlooking the rear garden.

**KITCHEN** With a range of fitted wall and base units with oak trim. Base units are set beneath contrasting worktops which include a single bowl sink. With plumbing for washing machine, space for fridge freezer, gas cooker point, tiled splash backs and front facing window.

**LANDING** With built in airing cupboard, access to the



loft and rear facing window.

**BEDROOM ONE** A larger than average master bedroom with front facing window.

**BEDROOM TWO** A double size room with rear facing window.

**BEDROOM THREE** A good size single room with front facing window.

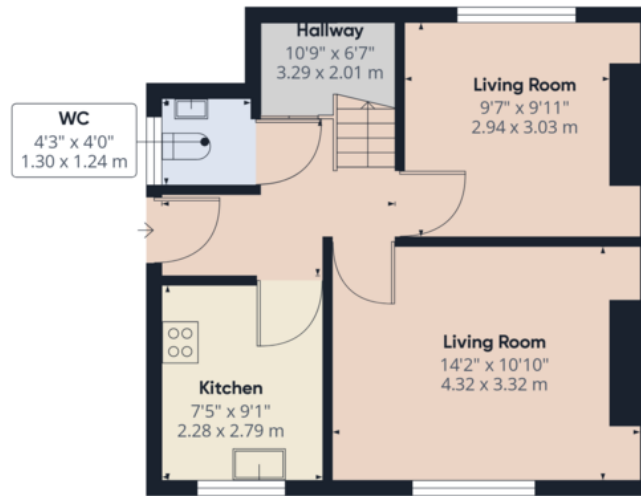
**BATHROOM** With a white three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled splash backs and side facing window.

**OUTSIDE** There is a forecourt style garden to the front. Shared path to the side. To the rear is a much larger than average rear garden which is mainly laid to lawn with patio area.

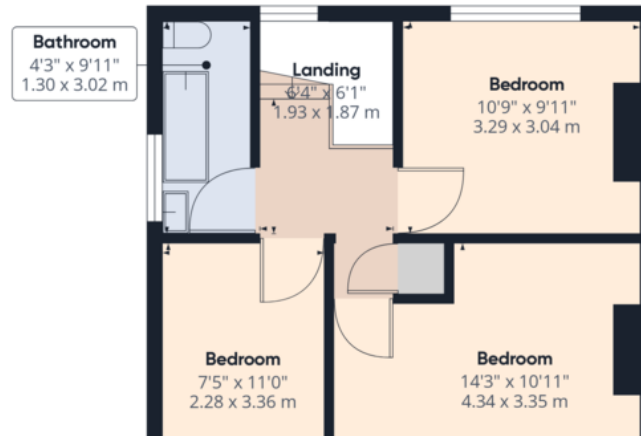


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>  
832.7 ft<sup>2</sup>  
77.36 m<sup>2</sup>

(1) Excluding balconies and terraces

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

## Martin & Co Rotherham

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**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 lessors(s). Any property particulars are not an offer or contract, nor form part 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.