

**FOR SALE**



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

  
**MARTIN & CO**



## 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 well-proportioned 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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