



**Lady Oak Court Lady Oak Road, Dalton Rotherham S65 3FA**

**welcome to**

**Lady Oak Court Lady Oak Road, Dalton Rotherham**

GUIDE PRICE £170,000 - £180,000 - MAKE THIS YOUR DREAM HOME - Offered to market is this THREE bedroom semi-detached property boasting well-presented accommodation throughout with a DRIVE & GARAGE providing off road parking & REAR GARDEN...CALL NOW!



### **Entrance Hall**

Having a front facing door and a central heating radiator.

### **Lounge**

15' 9" x 10' ( 4.80m x 3.05m )

Having a front facing double glazed window, a central heating radiator & useful under stairs storage cupboard.

### **Kitchen**

13' 6" x 8' 7" ( 4.11m x 2.62m )

Fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer. There is also space and plumbing for a fridge/freezer and a washing machine. Having a rear facing double glazed window and patio doors leading to the garden.

### **Downstairs W.C.**

Fitted with a hand wash basin & a W.C.

### **Landing**

Having a central heating radiator and providing entry to the loft.

### **Bedroom One**

9' 3" x 16' 11" ( 2.82m x 5.16m )

Having a front & rear facing window and a central heating radiator.

### **Bedroom Two**

10' 10" to maximum point x 13' 7" to maximum point ( 3.30m to maximum point x 4.14m to maximum point )

Being an irregular shaped room having a front facing window and a central heating radiator.

### **Bedroom Three**

11' 8" x 6' 11" ( 3.56m x 2.11m )

Having a rear facing window and a central heating radiator.

### **Bathroom**

Being part tiled and fitted with a bath with a shower over, a hand wash basin & a W.C. Having a rear

facing window.

### **Outside**

To the front is a drive & a garage providing off road parking.

To the rear is a lawned garden.



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## Lady Oak Court Lady Oak Road, Dalton Rotherham

- Three bedroom semi-detached property
- Well-presented accommodation
- Well placed for amenities & transport links
- Drive & garage providing off road parking
- Rear garden

Tenure: Freehold EPC Rating: B

guide price

**£170,000 - £180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114343 - 0004

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