









welcome to

Arundel Avenue, Dalton Rotherham

£115,000 - FIRST STEP ON THE LADDER? - Representing the ideal purchase for the FTB/family buyer is this three bedroom semi detached property. Boasting spacious accommodation throughout with off parking & rear garden...CALL TO ARRANGE A VIEWING!!!













Entrance Hall

Having a front facing door, a side facing window and a radiator.

Lounge

12' 1" x 12' (3.68m x 3.66m)

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

Dining Room

9' 11" x 8' 8" into recess (3.02m x 2.64m into recess) Having a rear facing double glazed window and a radiator.

Kitchen

7' 11" x 11' 2" (2.41m x 3.40m)

Fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer. There is also space for a fridge/freezer and a washing machine. Having a rear facing window and door.

Bedroom One

12' 2" x 11' 1" (3.71m x 3.38m)

Having a front facing double glazed window and radiator.

Bedroom Two

10' 3" x 10' 4" (3.12m x 3.15m)

Having a rear facing double glazed window and a radiator.

Bedroom Three

8' 10" x 6' 7" (2.69m x 2.01m)

Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a bath, a hand wash basin and a WC. Having a rear facing window.





welcome to

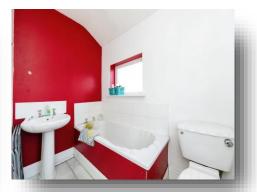
Arundel Avenue, Dalton Rotherham

- Three bedroom semi detached property
- Spacious accommodation throughout
- Ideal purchase for the FTB/family buyer
- Well placed to local amenities & transport links
- Drive providing off road parking

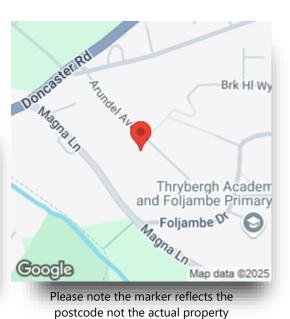
Tenure: Freehold EPC Rating: D

£115,000









view this property online williamhbrown.co.uk/Property/RTF115850



Property Ref: RTF115850 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown

01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.