



Topfield Lane, Dalton Parva Rotherham S65 3QU

welcome to

Topfield Lane, Dalton Parva Rotherham

Guide Price £210,000- £220,000 THIS IS THE ONE - Offered to market is this beautiful three bedroom semi detached property boasting spacious family living throughout, a drive & garage and a generous sized patio. Being well placed to local amenities, transport links & schools...DON'T MISS OUT!!!



Entrance Hall

Having a front facing double glazed door.

Lounge / Dining Room

16' 4" inc stairs narrowing to 10'08 x 21' 11" into dining area (4.98m inc stairs narrowing to 10'08 x 6.68m into dining area)

Being an open plan room having a front facing double glazed window, two radiators and a feature log burner. Also benefiting from under stairs storage cupboard.

Kitchen

Fitted with wall and base units housing the integrated induction hob, oven & extractor fan along with the fridge/freezer. There is also plumbing for a washing machine. Having a side facing double glazed door, rear facing double glazed windows and a door and overhead storage.

Conservatory

Having a rear facing double glazed window and a radiator.

Landing

Having a side facing double glazed window with access via hatch with pull down ladder.

Bedroom One

13' 2" x 8' 1" to fitted wardrobes (4.01m x 2.46m to fitted wardrobes)

Having a front facing double glazed window, a radiator and fitted wardrobes.

Bedroom Two

10' x 10' 5" (3.05m x 3.17m)

Having a rear facing double glazed window, a radiator and fitted wardrobes.

Bedroom Three

6' x 6' 10" (1.83m x 2.08m)

Having a front facing double glazed window and a radiator.

Bathroom

Being fully tiled and fitted with a bath and a shower, a hand wash basin and a WC. Having spotlights to the ceiling.

Outside

To the front of the property is an enclosed lawned garden and a drive providing off road parking for 3/4 cars.

To the rear is a good sized patio with a brick built garage with roller shutter.



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Topfield Lane, Dalton Parva Rotherham

- Three bedroom semi detached property - Ideal family purchase
- Well presented and spacious accommodation throughout
- Well placed to local amenities/transport links/schools
- Drive & garage providing off road parking
- Lawn & patio

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£210.000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF116029 - 0005

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