



**Netherfield View, Dalton Rotherham S65 3RB**



**welcome to**

**Netherfield View, Dalton Rotherham**

£150,000 - IT'S GOOD TO BE HOME - Situated in this popular residential area, close to local amenities is this beautifully presented two bedroom semi detached property. Boasting spacious accommodation, a Conservatory & off street parking - WHAT ARE YOU WAITING FOR?! - CALL NOW!



### **Entrance Porch**

Having a side facing double glazed door & a radiator.

### **Lounge**

11' 9" into recess x 15' 3" ( 3.58m into recess x 4.65m )  
Having a front facing double glazed window, two radiators & an electric fireplace along with under stairs storage.

### **Kitchen**

11' 8" x 6' 8" ( 3.56m x 2.03m )  
Fitted with wall and base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. There is also space & plumbing for a washing machine. Having spotlights to the ceiling,

### **Conservatory**

10' x 9' 3" ( 3.05m x 2.82m )  
Having side facing double glazed windows, rear facing double glazed French doors & a radiator.

### **Landing**

Providing access to the loft via hatch & housing the combi boiler.

### **Bedroom One**

8' x 11' 10" ( 2.44m x 3.61m )  
Having a front facing double glazed window and a radiator. Also benefiting from TV point.

### **Bedroom Two**

11' 10" x 6' 9" ( 3.61m x 2.06m )  
Having a rear facing double glazed window and a radiator.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a side facing double glazed window & a heated towel rail.

### **Outside**

To the front of the property is a driveway providing off road parking.

To the rear is an enclosed patio with a decked area & a shed backing onto fields.



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## **Netherfield View, Dalton Rotherham**

- Two bedroom semi detached property
- Well presented throughout
- Close to local amenities
- Drive providing off road parking
- NO CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116684 - 0003

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