

SOLD STC



Brookfield Close, Dalton
Guide Price £140,000


MARTIN & CO



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2 Bedrooms, 1 Bathroom

Guide Price £140,000

- Semi detached
- Two bedrooms
- Conservatory
- Re fitted kitchen
- Drive and garage

GUIDE PRICE £140,000 - £150,000. Situated on a quiet cul-de-sac, this modern two-bedroom semi-detached home offers stunning far-reaching views to the rear. With its own separate drive and garage, as well as a rear conservatory, this property is perfect for a variety of buyers.

Recently, a brand new kitchen has been installed, adding a modern touch to the home. The kitchen features sleek wall and base units in high gloss grey, along with an oven, hob, and extractor hood.

As you enter the property through the front entrance porch, you'll find a welcoming lounge area with a feature spindled staircase leading to the first floor landing. The refitted dining kitchen is a highlight, providing ample space for dining and entertaining.

The rear conservatory overlooks the lovely rear garden, offering a tranquil retreat. The garden itself boasts a well-maintained patio, lawn, and borders, creating a serene outdoor space.

Upstairs, you'll find two generously sized bedrooms. The master bedroom includes fitted wardrobes and offers stunning rear views, allowing you to wake up to the beauty of nature every day. The family bathroom



is fitted with a white three-piece suite for your convenience.

The location of the property is highly convenient, providing easy access to public transport links and Rotherham Town center, with a green space directly behind.

To summarize, this modern two-bedroom semi-detached home with its own drive and garage, new kitchen, rear conservatory, and beautiful views is a fantastic opportunity for buyers seeking comfort and convenience. Don't miss out on this gem! Whether you're a first-time buyer, young family, or downsizer, this property has something for everyone.

ENTRANCE PORCH Having side facing entrance door, laminate flooring and door to the lounge.

LOUNGE/DINING ROOM A generous sized living area with a spindled staircase rising to the first floor landing.

The focal point of the room is the feature fire surround which houses the electric fire, laminate flooring and front facing window.

DINING KITCHEN This beautiful refitted kitchen has a range of modern fitted wall and base units in high gloss grey, wall units include extractor hood. Base units are set beneath contrasting worktops with matching splash backs which include a one and a half bowl sink, oven, hob, plumbing for washing machine, space for fridge freezer, wall mounted central heating boiler, dado rail, rear facing window and rear facing entrance door to the conservatory.

CONSERVATORY Overlooking the rear garden, having exposed brick rear wall, two wall light points and patio doors opening onto the rear garden. This room has the flexibility for a varied use.

LANDING Having access to the loft and spindled



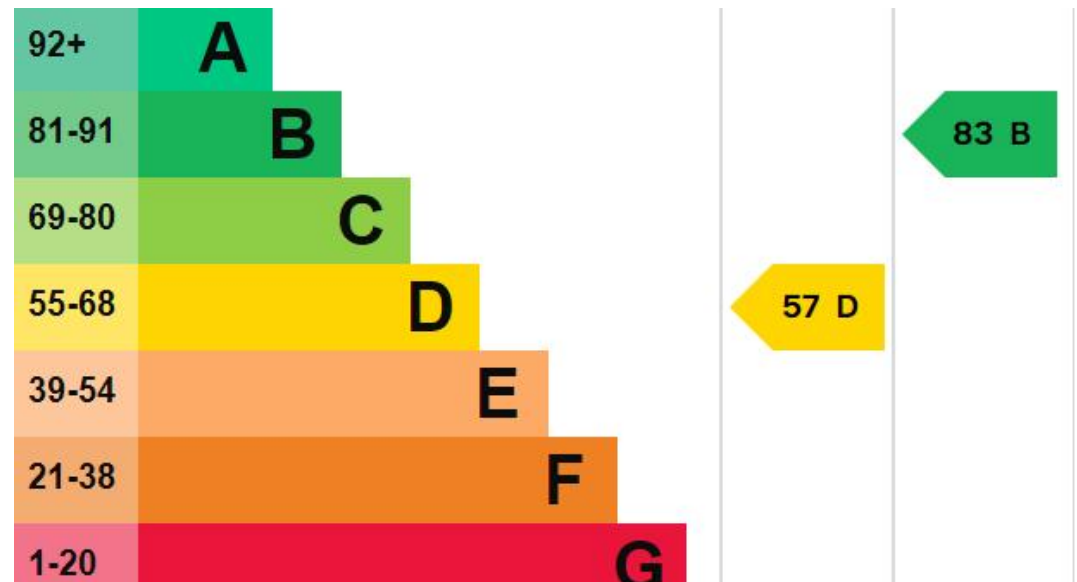
balustrade.

BEDROOM ONE A good size room which has fitted wardrobes to one wall and rear facing window offering far reaching views.

BEDROOM TWO A good size room having built in storage cupboard and front facing window.

BATHROOM With a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower set over. There is tiling to the walls, extractor fan and side facing window.

OUTSIDE To the front of the property is a forecourt style garden. There is a drive and single garage. To the rear of the property is an enclosed garden which has paved patio, lawn and borders.







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