

FOR SALE



Hobson Way, Dalton
Guide Price £195,000


MARTIN&CO



Hobson Way, Dalton

3 Bedrooms, 1 Bathroom

Guide Price £195,000

- Semi detached
- Three double bedrooms
- Drive and garage
- No chain
- Dining kitchen

GUIDE PRICE £195,000 - £205,000. Located on this popular development in Dalton, this three double bedroom semi detached home offers a practical layout, good sized rooms throughout and the added benefit of no onward chain. The setting is well placed for access to a wide range of local amenities, making it a convenient choice for day to day living as well as commuting.

The property is approached via a pebbled driveway providing off road parking and access to an integral single garage, offering useful storage or secure parking. The frontage is low maintenance, while the overall position on the development provides a settled residential feel.

An entrance hall leads into the property, with stairs rising to the first floor and access to the main living spaces. To the front, the lounge offers a comfortable setting with a pleasant outlook and the added benefit of under stairs storage, helping to keep the space organised and clutter free.

To the rear, the dining kitchen spans the width of the property and provides a functional and sociable space. Fitted with a range of wall and base units, the kitchen includes an oven, hob and extractor, along with space for additional appliances. There is ample room for a dining table, making it suitable for both everyday meals and informal gatherings, with views



and access out to the rear garden.

A cloakroom on the ground floor is fitted with a white two piece suite, adding to the practicality of the layout, particularly for visitors.

Upstairs, the first floor landing leads to three well proportioned double bedrooms, which is a notable feature for a property of this style. Each room offers flexibility for use as sleeping accommodation, guest space or a home office if required.

The family bathroom is fitted with a white three piece suite, including a bath with shower over, wash hand basin and low flush w.c., providing a clean and functional space.

Externally, the rear garden is enclosed and of a good size, offering a mix of patio and lawn areas. The patio provides a spot for outdoor seating, while the lawn creates space for general use. Box planters add structure and interest, making the garden both practical and easy to maintain.

The location in Dalton is particularly convenient, with a range of nearby amenities. Parkgate Retail Park is within easy reach, offering major retailers and

supermarkets including Tesco Extra, Morrisons and Asda, along with a selection of restaurants and leisure options. Parkgate tram station provides a direct link into Sheffield, making it ideal for commuters, while road links connect easily to Rotherham town centre and the wider motorway network.

There are also a number of well regarded schools in the area, including Dalton St Michael's Primary School and Brinsworth Academy, making the location suitable for a variety of buyers.

This is a well balanced home in a convenient location, offering good internal space, practical features and outdoor areas that are easy to maintain.

ENTRANCE HALL With a staircase rising to the first floor landing, door to the lounge, side facing window and front facing entrance door.

LOUNGE A generous size lounge with under stairs storage cupboard, door to the dining kitchen and front facing window.



DINING KITCHEN Kitchen area has a range of fitted wall and base units in high gloss white, wall units include extractor hood. Base units are set beneath contrasting worktops which include a single bowl sink, hob, oven, space for fridge freezer, plumbing for dishwasher, tiled splash backs and rear facing window. Dining area has French style doors to the rear garden.

CLOAKROOM Having a white two piece suite which comprises of a low flush w.c, wash hand basin with tiled splash back.

LANDING With spindled balustrade, loft access with ladder and light.

BEDROOM ONE A generous size double bedroom with dual aspect windows to the front and rear.

BEDROOM TWO A double size bedroom which has a rear facing window.

BEDROOM THREE A double size bedroom which has a front facing window.

BATHROOM Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower set over, tiled walls and rear facing window.

OUTSIDE There is a lawn garden to the front and pebbled drive. Integral single garage with plumbing for washing machine. To the rear is an enclosed garden with patio area that extends to the side. Lawn garden.

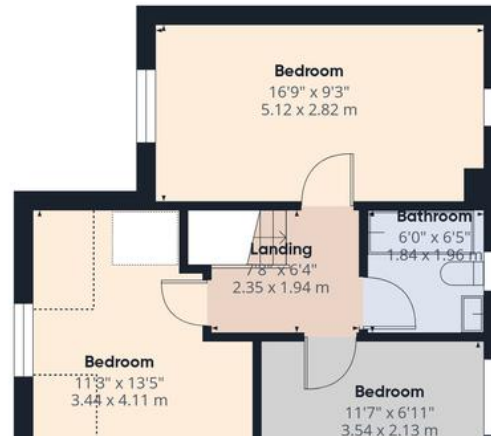


Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾

744 ft²
69 m²

Reduced headroom

33 ft²
3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

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