

**FOR SALE**



**Arundel Avenue, Dalton**  
**Asking Price Of £125,000**

  
**MARTIN & CO**



## Arundel Avenue, Dalton

3 Bedrooms, 1 Bathroom

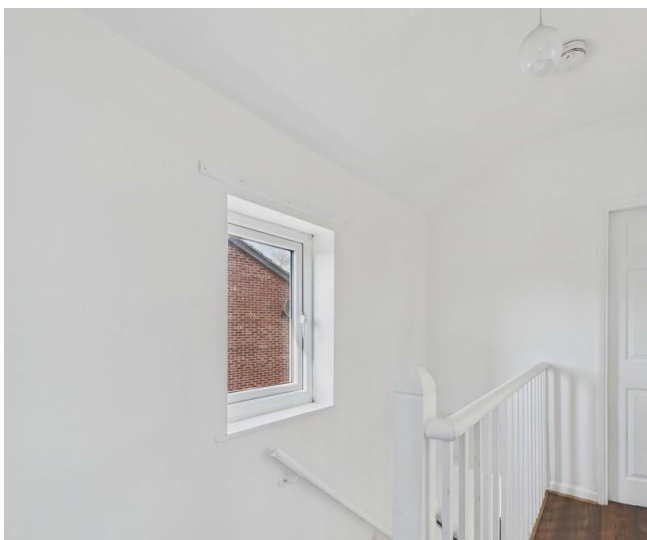
Asking Price Of £125,000

- Semi detached
- Three bedrooms
- No chain
- Drive
- Generous garden

Offered to the market with no onward chain, this three bedroom semi detached home on Arundel Avenue in Dalton presents a practical opportunity in a well established and popular part of Rotherham. The property sits within easy reach of local amenities, schools and transport links, while also offering a generous rear garden and off road parking, making it a solid option for a range of buyers.

The property is approached via a front garden with off road parking, providing convenient day to day access. Entry is through an entrance hall, which gives a clear route through the ground floor and includes stairs rising to the first floor. The main living space has been opened up to create a combined lounge, dining and kitchen area, resulting in a layout that feels connected and functional. The lounge area is centred around a log burner, adding a focal point to the space and providing an alternative heating option during colder months.

The kitchen area is fitted with a range of wall and base units, offering practical storage and worktop space. There is provision for a freestanding cooker and space for a fridge freezer, while a useful pantry area houses plumbing for a washing machine, keeping utility elements neatly tucked away. The open



plan nature of this floor allows for flexible furniture arrangement, with room for both seating and dining.

Upstairs, the first floor landing leads to three bedrooms, each offering straightforward proportions suitable for sleeping accommodation, guest use or home working. The layout is complemented by a bathroom and a separate WC, a feature that can be particularly useful in busy households. Both spaces are functional and provide scope for future updating if desired.

Externally, the rear garden is one of the stronger features of the property. It is of a generous size, mainly laid to lawn with a patio area that can accommodate outdoor seating. The space allows for a range of uses, from general outdoor living to gardening or play areas, and offers potential for further landscaping over time.

Dalton is a well connected area with a range of local amenities close by. Everyday shopping needs are catered for with nearby supermarkets including Asda at

Dalton and Tesco Extra at nearby Parkgate Retail Park, which also offers a wider selection of retail stores and eateries. Rotherham town centre is a short distance away, providing additional facilities including cafés, restaurants and leisure options.

Transport links are convenient, with regular bus routes running through Dalton connecting to Rotherham, Doncaster and surrounding areas. The M18 motorway is also within easy reach, making it suitable for commuting further afield. For rail travel, Rotherham Central station provides services to Sheffield, Leeds and other major destinations.

The area is also served by a number of schools, adding to its practicality. Local options include Dalton Listerdale Primary School and Eastwood Village Primary School, while secondary education is available at nearby Clifton Community School and Thomas Rotherham College for further education.

Overall, this is a well located home with a



straightforward layout, offering good outdoor space and the advantage of no onward chain, making it a sensible choice for those looking to move without delay.

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

**LOUNGE / DINING ROOM** Lounge area has a log burning stove and front facing window, dining area has a rear facing window.

**KITCHEN** With fitted wall and base units, wall units include extractor hood. Base units are set beneath worktops which include a single bowl sink, space for cooker, space for fridge freezer, rear facing window and rear facing entrance door. Pantry with plumbing for washing machine.

**LANDING** With spindled balustrade and side facing window.

**BEDROOM ONE** A double size room with front facing window.

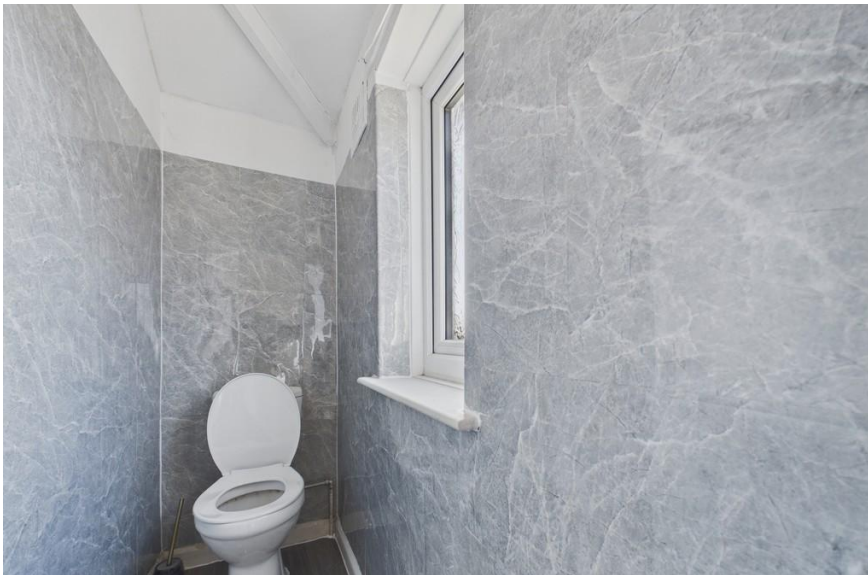
**BEDROOM TWO** A double size room with rear facing window.

**BEDROOM THREE** A single size room with front facing window.

**BATHROOM** With a white two piece suite comprising of a wash hand basin, bath with rear facing window.

**W.C** Having a low flush w.c and side facing window.

**OUTSIDE** To the front is a gated drive. To the rear is an enclosed rear garden which is larger than average with patio area and lawn.

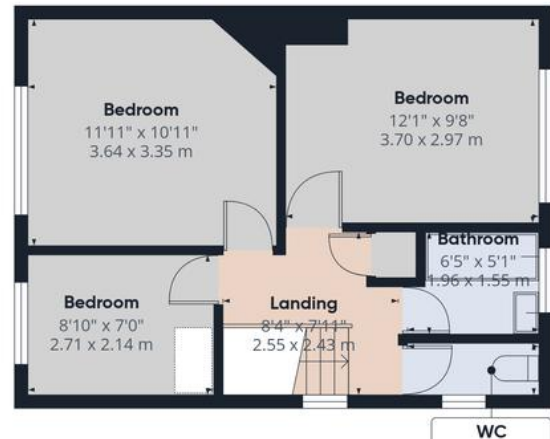


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>  
818 ft<sup>2</sup>  
76 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are

## Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA  
T: 01709 544982 • E: rotherham@martinco.com

# 01709 544982

<http://www.martinco.com>

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