



Magna Lane, Dalton Rotherham S65 4HH

welcome to

Magna Lane, Dalton Rotherham

£175,000 - FIRST STEP ON THE LADDER? - Representing the ideal purchase for the FTB/family buyer is this three bedroom semi detached property. Boasting spacious accommodation throughout with ample off parking & large rear garden...CALL TO ARRANGE A VIEWING!!!



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Hall

Having a front facing double glazed door & a radiator.

Downstairs W.C.

Fitted with a hand wash basin & a WC, with a side facing double glazed window & a radiator.

Lounge

Having a front facing double glazed door & a radiator.

Kitchen

Fitted with a series of wall & base units & a centre island housing the hob, oven & extractor fan, the fridge/freezer & dishwasher along with worktops housing the sink & drainer. Having a rear facing double glazed window, a radiator & a built in storage cupboard.

Conservatory

Having a side facing double glazed door, rear facing double glazed French doors & a radiator.

Landing

Having a side facing double glazed window & a built in storage cupboard.

Bedroom One

Having two rear facing double glazed windows & a radiator.

Bedroom Two

Having a front facing double glazed window & a radiator.

Bedroom Three

Having a rear facing double glazed window & a radiator.

Bathroom

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

Outside

To the rear of the property is a private lawned garden with a patio area & a shed all enclosed with fencing.



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Magna Lane, Dalton Rotherham

- Three bedroom semi detached property
- Well presented throughout
- Ideal family purchase
- Drive providing off road parking
- Rear garden & patio

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£175,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF117279](https://www.williamhbrown.co.uk/Property/RTF117279)



Property Ref:
RTF117279 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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