



**Ashwell Grove, Dalton Rotherham S65 1NF**

**welcome to**

**Ashwell Grove, Dalton Rotherham**

£135,000 - TIME TO FLY THE NEST? - Situated in a popular area & well placed for local amenities & shops, this two bed semi det boasts good sized accommodation throughout, off road parking & low maintenance patio - making an excellent purchase for ftb/young families - CALL NOW TO VIEW!



### **Entrance Porch**

Having a front facing door and a central heating radiator.

### **Lounge**

11' 11" into stairs recess x 14' 8" ( 3.63m into stairs recess x 4.47m )

Having a front facing double glazed window and a central heating radiator.

### **Kitchen / Diner**

10' 2" x 11' 10" ( 3.10m x 3.61m )

Fitted with wall and base units housing the integrated hob & the oven with worktops housing the sink & drainer. Having a rear facing window & patio doors leading to the patio and a central heating radiator.

### **Landing**

Providing entry to the loft.

### **Bedroom One**

10' 3" plus fitted wardrobes x 9' 7" ( 3.12m plus fitted wardrobes x 2.92m )

Having a front facing double glazed window, a central heating radiator, fitted wardrobes providing hanging and storage space with an additional built in storage cupboard.

### **Bedroom Two**

10' 2" plus fitted wardrobes x 8' 8" ( 3.10m plus fitted wardrobes x 2.64m )

Having a rear facing double glazed window and a central heating radiator.

### **Shower Room**

Fitted with a shower cubicle, a hand wash basin and a W.C. Having a side facing window.

### **Outside**

To the front is a drive providing off road parking.

To the rear is a low maintenance patio with a garage.



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## Ashwell Grove, Dalton Rotherham

- Two bedroom semi detached property
- Good sized accommodation throughout
- Well placed to amenities & shops
- Drive providing off road parking & garage
- Low maintenance rear patio

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116157 - 0003

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