

FOR SALE



Bosville Street, Dalton
Guide Price £190,000


MARTIN & CO



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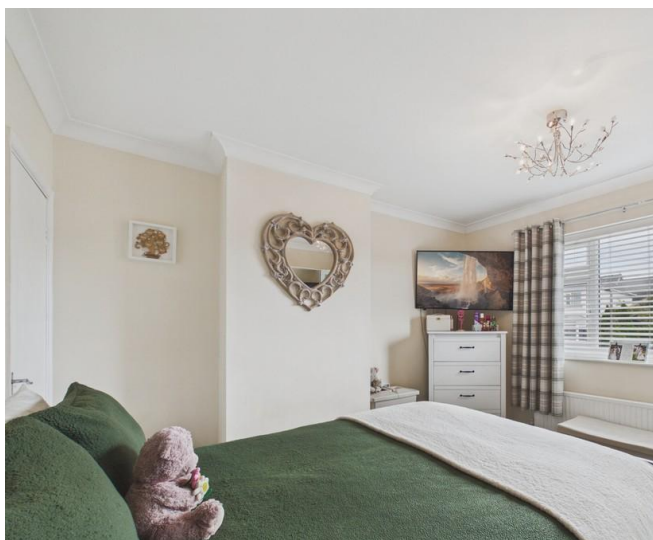
4 Bedrooms, 1 Bathroom
Guide Price £190,000

- Semi detached
- Four bedrooms
- Generous garden
- Off road parking
- Well appointed

GUIDE PRICE £190,000 - £200,000. Situated within a well-established residential area of Dalton, this spacious four-bedroom semi-detached home offers generous accommodation both inside and out, making it an excellent option for families, first-time buyers looking for additional space, or those seeking a home with flexible living arrangements. Improved and maintained by the current owners over a number of years, the property combines practical living space with a sizeable rear garden and the added benefit of off-road parking.

Properties of this style and size rarely become available, particularly those offering four well-proportioned bedrooms, making this a home worthy of early inspection. Only by viewing internally can the overall space and versatility on offer be fully appreciated.

Dalton remains a popular location for a wide range of buyers thanks to its convenient position and excellent access to local amenities. A variety of shops, convenience stores and supermarkets can be found nearby, including Tesco Extra at Drummond Street and Morrisons at Parkgate. The area is also well served by local schools, with Dalton Parish CE Primary School, Dalton Listerdale Junior and Infant School and Wath Academy all within easy reach. For commuters, there are excellent road links to



Rotherham town centre, Sheffield and the wider South Yorkshire region via the A630 and M1 motorway network. Regular public transport services operate throughout the area, providing straightforward access to surrounding towns and amenities.

The accommodation begins with an entrance lobby which creates a welcoming arrival point and provides access to the first-floor staircase. From here, the property opens into a spacious open-plan lounge and dining room, forming the heart of the home. This impressive reception space benefits from two front-facing windows, allowing plenty of natural light to enter throughout the day. The room offers ample space for both seating and dining furniture, making it ideal for family life and entertaining. A feature fire surround creates an attractive focal point and adds character to the space.

The kitchen is fitted with a range of wall and base units, providing useful storage and worktop space for everyday cooking. Integrated cooking appliances include an oven, hob and extractor hood, while the layout offers practicality for busy households. The

kitchen also enjoys easy access to the rear garden, creating a convenient connection between indoor and outdoor living.

Completing the ground floor is the family bathroom, fitted with a white three-piece suite. Positioned on the ground floor, this arrangement offers flexibility and practicality for modern family living.

The first floor provides access to four well-proportioned bedrooms, a feature that sets this home apart from many similar properties in the area. Each room offers flexibility for a variety of uses, whether as bedrooms, a home office, nursery, dressing room or hobby space. The generous accommodation ensures the property can adapt to changing family requirements over time. A separate WC serves the first-floor bedrooms, adding further convenience for larger households.

Externally, the property continues to impress. To the front, off-road parking provides valuable convenience and removes the need for on-street parking. The frontage is designed for practicality while maintaining an attractive appearance.

The rear garden is a particularly notable feature of the



home. Generous in size and fully enclosed, it provides a safe and private environment for children, pets and outdoor entertaining. A patio area offers an ideal setting for outdoor dining and summer gatherings, while the lawn creates space for recreation and gardening enthusiasts. A decked seating area provides an additional place to relax and enjoy the outdoor surroundings, making the garden suitable for both family use and entertaining guests.

Combining spacious accommodation, four genuine bedrooms, off-road parking and a substantial rear garden, this well-presented home offers excellent value within a popular and convenient location. The flexibility of the accommodation, coupled with the improvements made by the current owners, ensures the property will appeal to a broad range of purchasers. Early viewing is highly recommended to appreciate everything this home has to offer.

ENTRANCE LOBBY With side facing entrance door,

a staircase rises to the first floor landing, side facing portal window and this area opens into the lounge / dining room.

LOUNGE / DINING ROOM Originally two separate rooms, this room offers fantastic versatile space, with coving to the ceiling. With two front facing windows, the focal point of the room is the feature fire surround which houses the electric fire.

KITCHEN With coving to the ceiling and a range of fitted wall and base units, wall units include extractor hood. Base units are set beneath worktops which include a single bowl sink, oven, hob, plumbing for washing machine, space for fridge freezer, tiled splash backs, rear facing entrance door and rear facing window.

FAMILY BATHROOM A larger than average bathroom with a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over,

tiled floor, tiled walls and two rear facing window.

LANDING With loft access.

BEDROOM ONE A double size room with coving to the ceiling, lobby and front facing window.

BEDROOM TWO A double size room with lobby and front facing window.

BEDROOM THREE A double size room with rear facing window.

BEDROOM FOUR A generous size single room with rear facing window.

WC With a low flush w.c and rear facing window.

OUTSIDE There is off road parking to the front. Gated access leads to the generous size garden which has patio area, lawn with central patio, decked area and summer house.

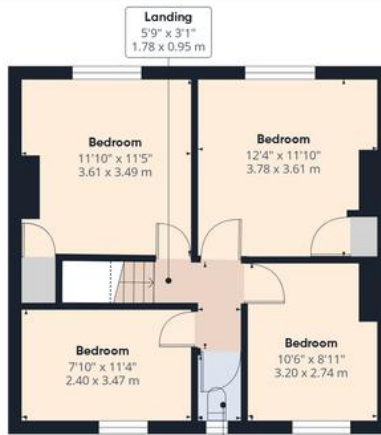


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Ground Floor



Approximate total area[™]
 1022 ft²
 95.1 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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