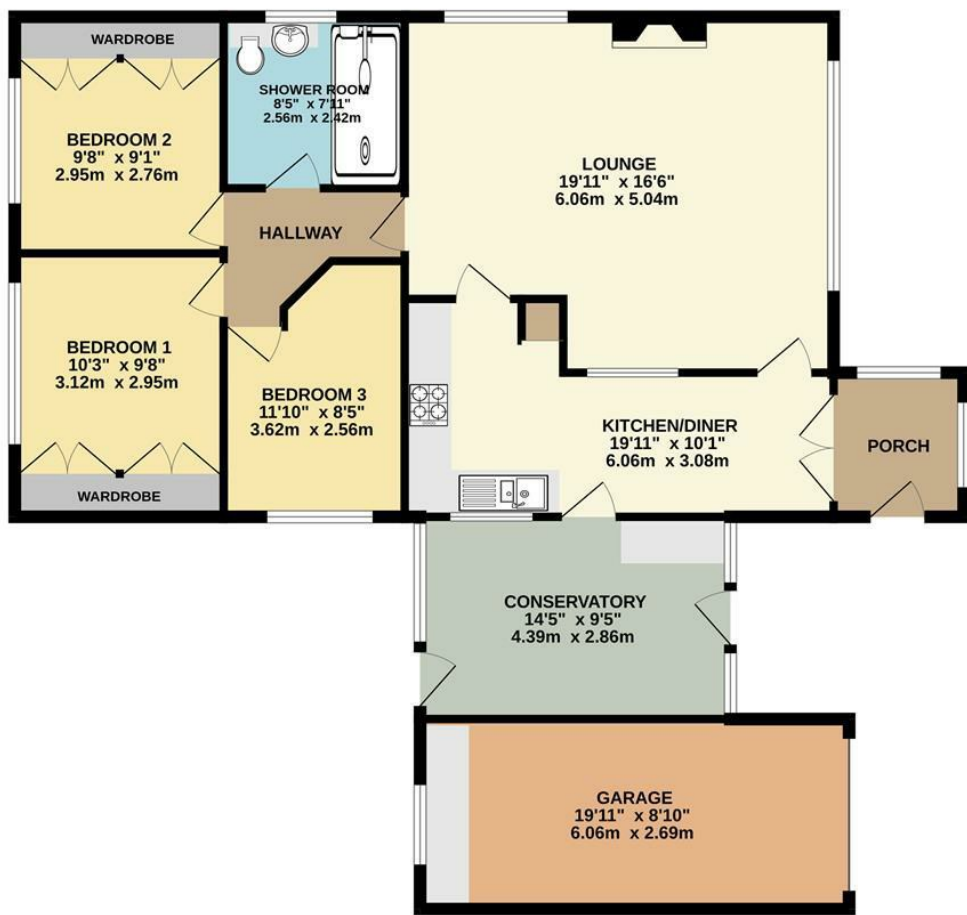


GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any.

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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



73, Moorhouse Lane, Rotherham, S60 4NH

By Auction £250,000

73 Moorhouse Lane, Whiston, Rotherham, S60 4NH

Description
Guide Price £350,000 - £370,000

ELR are delighted to bring to the open market this charming THREE BEDROOM DETACHED BUNGALOW. Nestled in the sought-after village of Whiston, this superb property offers the perfect blend of tranquility and convenience. It enjoys close proximity to a range of amenities, local schools, transport links and easy access to the motorway network. Additionally, the property comes with the added benefit of NO ONWARD CHAIN.

Upon entering, a convenient porch leads to a fabulous kitchen diner equipped with an array of solid wood wall and base units, an integrated single oven and induction hob. The kitchen flows seamlessly into a generously sized lounge featuring a cosy fireplace, ideal for relaxation and entertaining.

Each of the three good-sized bedrooms provides a cosy and comfortable retreat for rest and relaxation. Two of the bedrooms come with the added benefit of fitted wardrobes, offering excellent storage solutions.

The contemporary shower room offers convenience and style, while the conservatory allows you to enjoy the beauty of your garden year-round from the comfort of an indoor space.

The front of the property boasts an attractive garden beautifully landscaped with vibrant plants, creating a welcoming entrance. A long block-paved driveway provides ample parking for multiple vehicles, and the single attached garage offers convenient and secure parking or additional storage space.

The enclosed rear garden ensures privacy and security, making it a perfect sanctuary for relaxation. The patio area is ideal for outdoor dining and entertaining, while the well-maintained lawn provides a great space for relaxation and play. Mature shrubs and plants along the borders add to the beauty and tranquility of this outdoor haven.

Immerse yourself in the beauty of nature with breath-taking views right from your doorstep. This true gem is waiting to be discovered by those who appreciate the serenity of countryside living.

Whether you're seeking a peaceful retreat or a family-friendly home with excellent amenities and transport links, this property has it all. Don't miss the opportunity to make this stunning bungalow your own.

Contact us today to arrange a viewing!

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (Iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

- FOR SALE BY MODERN METHOD OF AUCTION - T & C's APPLY
- SUBJECT TO RESERVE PRICE
- BUYERS FEES APPLY
- THE MODERN METHOD OF AUCTION
- FABULOUS THREE BEDROOM BUNGALOW
- MODERN KITCHEN DINER
- FITTED WARDROBES TO TWO OF THE BEDROOMS
- ENCLOSED REAR GARDEN / CONSERVATORY
- GARAGE AND AMPLE PARKING
- DESIRABLE VILLAGE LOCATION WITH STUNNING VIEWS



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