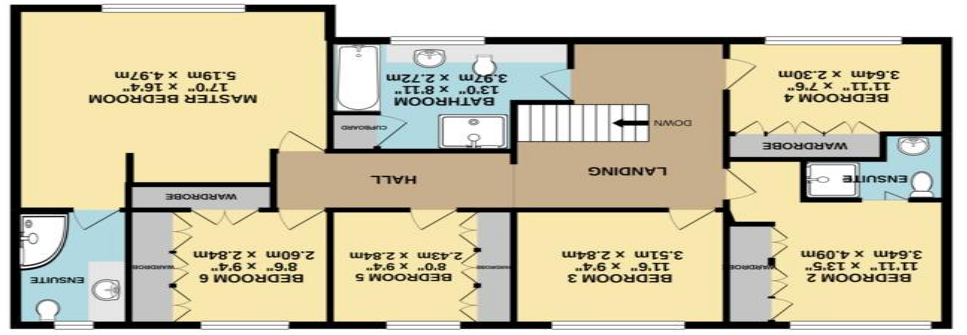


99 Woodfoot Road, Moorgate, Rotherham, S60 3EH

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee the accuracy of the details in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



1202 sq.ft. (111.7 sq.m.) approx.



1580 sq.ft. (146.8 sq.m.) approx.



# 99 Woodfoot Road, Moorgate, S60 3EH

If you're looking for a spacious family home with accommodation in excess of 2700sq ft & situated upon one of Rotherhams finest residential postcodes then look no further!

This SIX BEDROOM & 3 BATHROOM executive home has it all. Backing onto the Boston Park Woodlands & with added security of CCTV & alarm system, the home enjoys 4 reception rooms 1 being the 'P' shape conservatory with views over the mature enclosed garden area with decking. The main 'hub' of the property is the stunning spacious kitchen with centrl island, granite worktops, integrated dishwasher & Neff appliances.

Leading off the spacious galleried landing are the 6 bedrooms, 5 double & 2 with en suite & the modern family bathroom fitted with 4 piece suite. The principal bedroom is of very generous proportion with seating area & adjoining modern en suite.

A spacious front driveway provides ample off road parking leading to the DOUBLE INTEGRATED GARAGE.

Early viewing highly recommended



- A 6 bedroom executive detached family home
- 2 en suites & spacious family bathroom
- 4 reception rooms plus large breakfast kitchen
- Bi-fold doors from kitchen to rear garden
- Downstairs WC
- Separate family room adjoining Lounge
- Double garage with 2 electric remote doors
- Approx 2 miles to M1/Sheffield Parkway
- Very close to Rotherham Hospital
- Catchment for Sitwell School & Oakwood School

