

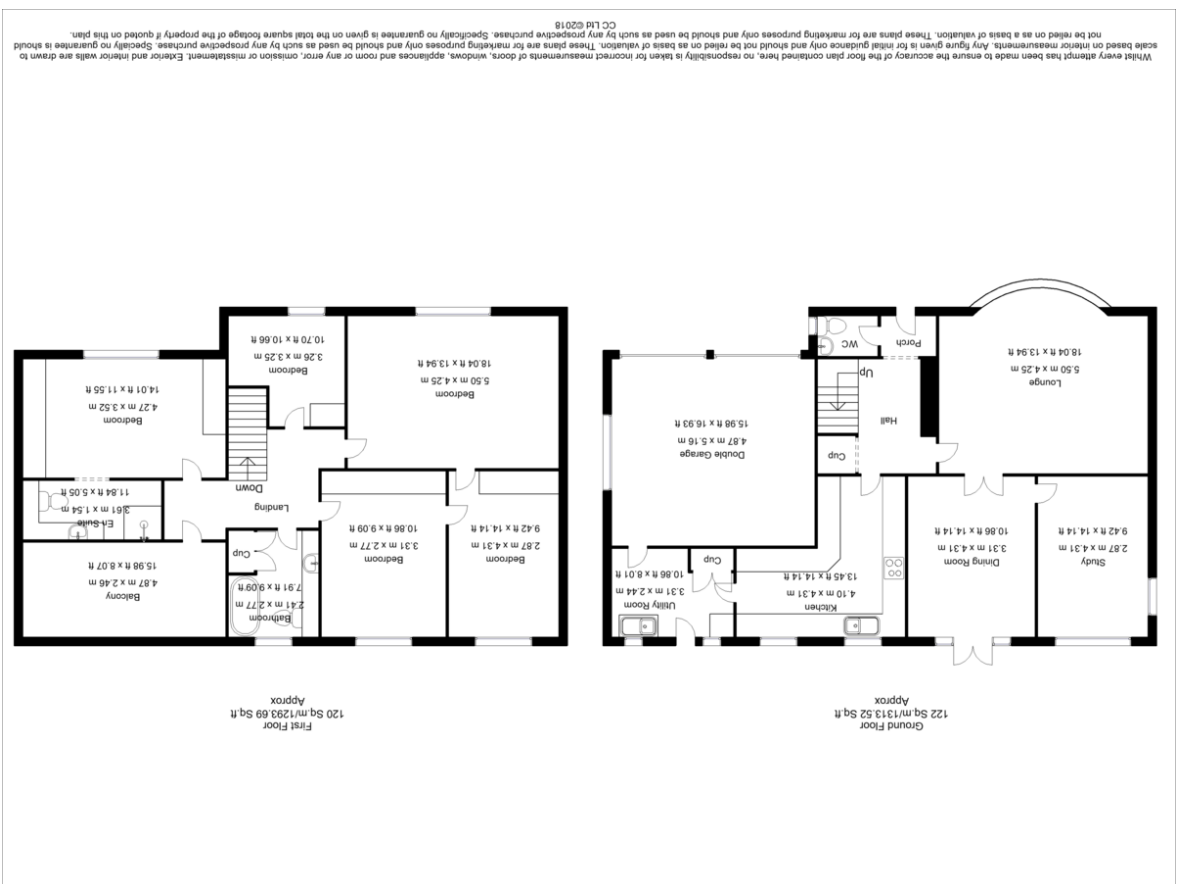
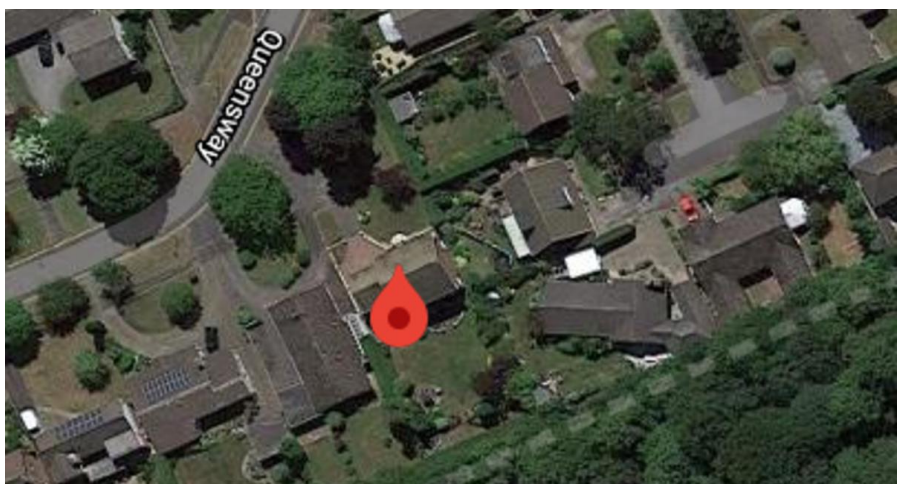
The logo for Edon Lockwood & Riddle features the company name in a bold, black, sans-serif font. To the right of the name is a stylized red graphic consisting of three horizontal bars of varying lengths, with the letters 'ELR' in a bold, red, sans-serif font integrated into the design. Below the name, the text 'est. 1940' is written in a smaller, black, sans-serif font.

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12 Queensway, Moorgate, Rotherham, S60 3EE

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Moorgate, S60 3EE

Situated upon one of arguably Rotherhams finest post code addresses & offered with NO UPWARD CHAIN, is this spacious 4/5 bedroom detached executive style family home. This lovely home was individually built for the previous vendor almost 50 years ago & remained in the same family ever since. Some incredible memories have been created here & now an opportunity has arisen for another loving family to create their own.

Sitting in a generous plot with quite magnificent rear gardens, the property enjoys 3 reception rooms, 1 of which is the study. Adjoining the breakfast kitchen is a UTILITY ROOM with courtesy door to the DOUBLE GARAGE.

To the 1st floor is a good size principal bedroom with ENSUITE SHOWER ROOM, 2 further doubles & a single, however adjoining the 2 double bedrooms is a further double versatile room which can be used as a further bedroom or playroom. From the landing is access to a rear balcony overlooking the garden.



- A spacious 4/5 bedroom executive detached family home
- En suite shower room
- Double integrated garage
- Fantastic mature large rear enclosed garden with summer house
- Alarm system & CCTV
- Separate study
- Potential for side extension or into loft space (STPP)
- Backing onto footpath to Boston Park Woods & Rotherham Hospital
- Situated within a mile of Oakwood School & Thomas Rotherham 6th form College
- M1 motorway & Sheffield Parkway within 2 miles

