



**Gerard Road, Moorgate Rotherham S60 2PW**



**welcome to**

**Gerard Road, Moorgate Rotherham**

GUIDE PRICE £350,000-£360,000 - Being well placed for ROTHERHAM TOWN CENTRE, transport links & ROTHERHAM HOSPITAL, this 4 bed DETACHED won't be around for long! Boasting spacious accommodation, a DRIVE & generous sized outbuildings at the rear, the possibilities are endless...! - CALL NOW!



### **Lounge**

18' 7" to maximum point x 16' 7" to maximum point ( 5.66m to maximum point x 5.05m to maximum point )  
Having a front facing double glazed door, two side facing double glazed windows, a central heating radiator and the stairs to the landing.

### **Kitchen**

16' 1" to maximum point x 10' 5" to maximum point ( 4.90m to maximum point x 3.17m to maximum point )  
Fitted with wall and base units housing the integrated hob, the oven and the extractor fan with space and plumbing for a washing machine, a dishwasher and a freestanding fridge/freezer. Having a side facing double glazed door and window.

### **Dining Room**

10' 9" to maximum point x 14' 8" into bay window ( 3.28m to maximum point x 4.47m into bay window )  
Being an L shaped room as part of the kitchen/dining having a front facing double glazed bay window and a central heating radiator.

### **Landing**

Having a front facing double glazed window, a central heating radiator and spotlights to the ceiling.

### **Bedroom One**

10' 9" to maximum point x 15' 5" to maximum point ( 3.28m to maximum point x 4.70m to maximum point )  
Having a front facing double glazed window and a central heating radiator.

### **Bedroom Two**

8' 2" to maximum point x 12' 4" to maximum point ( 2.49m to maximum point x 3.76m to maximum point )  
Having a side facing double glazed window, a central heating radiator and provides entry to the loft.

### **Bedroom Three**

10' 9" to maximum point x 9' 9" to maximum point ( 3.28m to maximum point x 2.97m to maximum point )  
Having a side facing double glazed window and a central heating radiator.

### **Bedroom Four**

12' 5" x 8' 1" ( 3.78m x 2.46m )  
Having a front facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having a side facing double glazed window and a central heating radiator.

### **Outside**

To the front is a drive providing off road parking & a lawned garden.

To the rear is a lawned garden with a patio area and two large outbuildings.



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welcome to

## Gerard Road, Moorgate Rotherham

- Four bedroom detached property
- Spacious accommodation throughout
- Ideal family home
- Drive providing off road parking
- Rear garden with patio

Tenure: Freehold EPC Rating: F

guide price

**£350,000 - £360,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
RTF114038 - 0004

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