



**Hartshaw Moorgate Road, Rotherham S60 2AD**

**welcome to**

**Hartshaw Moorgate Road, Rotherham**

£130,000-£140,000 - THE ACE OF SPACE - This beautifully presented upper floor apartment is offered to market boasting spacious accommodation throughout with modern style decor. Well placed to Rotherham Town Centre, local amenities & transport links...DON'T MISS OUT!!!



### **Entrance Hall**

Having a side facing door, a front facing double glazed window and a central heating radiator.

### **Lounge / Kitchen / Diner**

22' 7" to maximum point x 12' 1" to maximum point ( 6.88m to maximum point x 3.68m to maximum point )  
Being open plan having rear facing double glazed patio doors to the Juliet balcony and a central heating radiator.

The kitchen is fitted with wall and base units housing the integrated hob, the oven and the extractor fan, the dishwasher and the washing machine and the fridge/freezer with worktops housing the sink & drainer. Having a front facing double glazed window and a central heating radiator. Also fitted with spotlights to the ceiling throughout.

### **Landing**

Benefiting from a generous sized built in storage cupboard and providing access to the loft.

### **Bedroom**

9' 10" to maximum point x 13' 11" to maximum point ( 3.00m to maximum point x 4.24m to maximum point )  
Having a rear 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 heated towel rail, spotlights to the ceiling and an extractor fan.

### **Outside**

Benefiting from a communal garden and an allocated parking space.



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welcome to

## Hartshaw Moorgate Road, Rotherham

- One bedroom upper floor apartment
- Beautifully presented and spacious accommodation throughout-move in ready
- Well placed to local amenities & transport links
- Allocated parking space & communal garden
- VIEW NOW!!!

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114634 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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