









welcome to

Hall Road, Moorgate Rotherham

£185,000 - Situated in a sought after area is this three bedroom semi detached property boasting well presented & spacious accommodation throughout. Benefiting from a drive & detached garage providing off road parking and a delightful rear garden...CALL TO VIEW!!!













Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

23' 6" into recess x 10' 2" into recess (7.16m into recess x 3.10m into recess)

Having a front & rear facing double glazed window, a radiator and a gas fire.

Kitchen

8' 3" x 7' 1" (2.51m x 2.16m)

Fitted with wall and base units housing the integrated hob, oven, extractor fan & fridge/freezer. Having a side & rear facing double glazed window.

Landing

Having a side facing double glazed window and entry to the loft.

Bedroom One

9' 8" x 12' 1" into recess (2.95m x 3.68m into recess) Having a front facing double glazed window, a radiator and fitted wardrobes.

Bedroom Two

11' 9" x 7' 10" (3.58m x 2.39m) Having a rear facing double glazed window, a radiator and fitted wardrobes.

Bedroom Three

7' 9" into recess x 8' 7" (2.36m into recess x 2.62m) Having a rear facing double glazed window, a radiator and boiler.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a side facing double glazed window and a radiator.

Outside

To the front of the property is a drive providing off road parking for four cars and a lawned garden.

To the rear is a lawned garden with a patio, a shed &

an outdoor storage cupboard. Also benefiting from a detached garage with electric door and internal electrics with alarm.





welcome to

Hall Road, Moorgate Rotherham

- Three bedroom semi detached property
- Close to Rotherham Town Centre & Rotherham Hospital
- Well presented & spacious accommodation throughout
- Ample off road parking & detached garage
- Enclosed rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

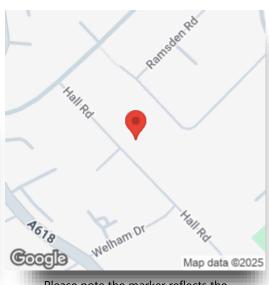
offers in the region of

£185.000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115984



Property Ref: RTF115984 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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