







welcome to

Warwick Street, Moorgate Rotherham

£160,000 - IS YOUR FAMILY GROWING? - This four bedroom mid terraced property is offered to market making the ideal purchase for the growing family. Boasting spacious accommodation throughout & being well placed to local amenities, transport links & schools...CALL TO VIEW!!!













Entrance Hall

Having a front facing door and a radiator.

Lounge

12' 6" x 10' 6" into chimney breast recess (3.81m x 3.20m into chimney breast recess) Having a front facing double glazed window and a radiator.

Dining Room

14' 3" x 13' 6" (4.34m x 4.11m) Having a rear facing window and a radiator.

Kitchen

8' 5" \times 8' 9" (2.57m \times 2.67m) Fitted with wall and bade units with worktops housing the sink & drainer. There is space for a fridge/freezer & washing machine. Having a side facing window & door.

Bedroom One

14' 2" into recess x 9' (4.32m into recess x 2.74m) Having a front facing skylight and a radiator.

Bedroom Two

14' 1" x 9' 5" (4.29m x 2.87m) Having a rear facing skylight.

Bedroom Three

11' 3" x 10' 6" (3.43m x 3.20m) Having a rear facing window and a radiator.

Bedroom Four

14' 3" into chimney breast recess x 12' 6" (4.34m into chimney breast recess x 3.81m) Having two front facing windows and a radiator.

Bathroom

Fitted with a bath with shower, a hand wash basin and a WC. Having a rear facing window and a heated towel rail.





welcome to

Warwick Street, Moorgate Rotherham

- Four bedroom mid terraced property
- Spacious accommodation throughout
- Ideal purchase for the growing family
- Well placed to local amenities & transport links
- CALL TO VIEW

Tenure: Freehold EPC Rating: Awaited

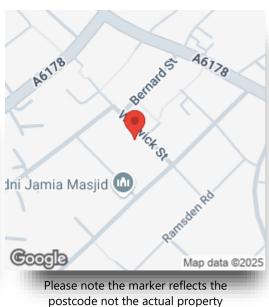
Council Tax Band: A

£160,000









view this property online williamhbrown.co.uk/Property/RTF115758



Property Ref: RTF115758 - 0002 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.





01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk

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.