



Woodfoot Road, Moorgate Rotherham S60 3DZ

welcome to

Woodfoot Road, Moorgate Rotherham

Standing proudly in the ever sought after area of Moorgate on the Duke of Norfolk, this property has it all! Being within close proximity to Rotherham Hospital & boasting a drive in-drive out driveway, a generous garden & stunning field views to the rear - CALL NOW!



Entrance Porch

Having a double door system, the external door is a composite door, the internal door is a wooden door.

Entrance Hall

Having a central heating radiator.

Downstairs W.C.

Fitted with a low flush W.C and wash hand basin. There is also a UPVC double glazed window to side and a central heating radiator.

Utility Area

Benefiting from built in storage, wine cellar and low flush w.c.

Lounge / Diner

31' 6" x 13' 1" (9.60m x 3.99m)

A good sized room benefiting from a fire and surround. There area also room French doors to the side, a fantastic feature of this room is the two matching UPVC double glazed bay windows to the front & rear and two central heating radiators.

Kitchen / Diner

13' 3" x 12' 6" (4.04m x 3.81m)

Fitted with wall and base units and work surfaces housing the sink & drainer unit and the integral oven, hob & extractor fan. There is also space for further appliances. A useful pantry cupboard and a UPVC double glazed window to rear.

Landing & Stairs

Benefiting from storage cupboards, access to the loft and UPVC double glazed window on the stairs and landing.

Bedroom One

13' 11" x 15' 7" into bay window (4.24m x 4.75m into bay window)

Benefiting from bay windows, UPVC double glazed bay window to front and a central heating radiator.

En-Suite

Fitted with a good sized shower, vanity unit, wash basin and low flush W.C. There is also a towel rail, a central heating radiator and upvc double glazed window.

Bedroom Two

14' 3" x 10' (4.34m x 3.05m)

Benefiting from UPVC double glazed window to rear and a central heating radiator.

Bedroom Three

9' 10" x 11' 10" (3.00m x 3.61m)

Benefiting from fitted wardrobes, UPVC double glazed window to rear and a central heating radiator.

Bathroom

A suite comprising of a panelled bath with shower over, wash basin and low flush W.C There is also UPVC double glazed window to rear.

Outside

To the front of the property there is a lawned garden, drive in and drive out driveway for approx 10 cars.

To the rear of the property there is a good sized lawned garden, patio area and a shed.

Garage

15' 6" x 21' 6" (4.72m x 6.55m)

Benefiting from sliding doors, water plumbing for washer, power and light. There is also UPVC double glazed window to rear and a central heating radiator.



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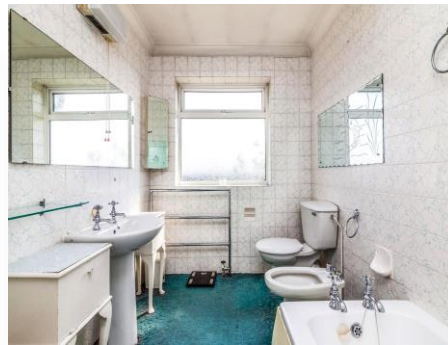
welcome to

Woodfoot Road, Moorgate Rotherham

- Stunning Views
- Drive In Drive Out Driveway for approx 10 cars & Garage
- Larger than average rear garden
- Close to Rotherham Hospital
- En-Suite to Master

Tenure: Freehold EPC Rating: E

£435,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF110154 - 0009

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