







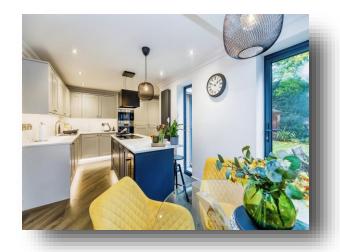


welcome to

Rockingham Gardens, Moorgate Rotherham

GUIDE PRICE £475,000 - £485,000 - Sat on an envious sized plot in this delightful location is this spectacular & beautifully presented detached six bedroom family home. Boasting spacious accommodation throughout, off road parking and rear garden ticking all the boxes for family living...CALL NOW!!!













Entrance Hall

Having a front facing door.

Downstiars W.C.

Fitted with a hand wash basin, a W.C. and a central heating radiator.

Lounge

18' 9" \bar{x} 11' 7" into bay window ($5.71m \times 3.53m$ into bay window)

Having a front facing double glazed bay window and a central heating radiator.

Kitchen

27' 2" x 11' 10" (8.28m x 3.61m)

Fitted with a series of wall and base units housing the integrated hob, the oven, dishwasher, wine cooler, fridge freezer and the washing machine and dryer with co-ordinating worktops housing the sink and drainer. Having rear facing bi fold doors leading tot he garden and a central heating radiator.

Utility Room

5' 5" x 6' 4" (1.65m x 1.93m)

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

Master Bedroom

11' 9" x 13' 11" to maximum point (3.58m x 4.24m to maximum point)

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

En Suite

Being fully tiled and fitted with a shower cubicle, a hand wash basin and a W.C.

Bedroom Two

11' 9" x 14' 3" (3.58m x 4.34m)

Situated on the second floor having a rear facing double glazed skylight and a central heating radiator.

Bedroom Three

11' 3" x 14' 5" (3.43m x 4.39m)

Also situated on the second floor having a front &

rear sky light and providing entry to the loft.

Bedroom Four

11' 7" x 10' 3" (3.53m x 3.12m) Having a rear facing double glazed window and a

central heating radiator.

Bedroom Five

8' 5" x 12' (2.57m x 3.66m)

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

Bedroom Six

8' 5" x 9' 10" (2.57m x 3.00m)

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 rear facing window and a central heating radiator.

Outside

To the front is a drive and a garage providing off road parking.

To the rear is a lawned garden with a patio area.





welcome to

Rockingham Gardens, Moorgate Rotherham

- Beautifully presented six bedroom detached family home
- Highly regarded area, well placed for Rotherham Hospital
- D/S W.C, en suite & family bathroom
- Spacious accommodation throughout
- Drive & garage providing off road parking

Tenure: Freehold EPC Rating: C

offers in excess of

£475 000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF114155



Property Ref: RTF114155 - 0005 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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