

**FOR SALE**



**Hall Road, Moorgate**  
**Guide Price £200,000**

**MARTIN&CO**





## Hall Road, Moorgate

3 Bedrooms, 1 Bathroom

**Guide Price £200,000**

- Semi detached
- Three bedrooms
- No chain
- Cul de sac position
- Popular location

GUIDE PRICE £200,000 - £210,000. Located in the desirable Moorgate area of Rotherham, Hall Road is a three-bedroom semi-detached home. Set in a quiet cul-de-sac, it's a great choice for those looking for a blend of comfort and convenience.

The property opens into an entrance hall. Downstairs bathroom with a white three piece suite. The lounge has a front facing window. The kitchen finished with a range of fitted wall and base units.

Upstairs, the first-floor landing connects to three well-sized bedrooms.

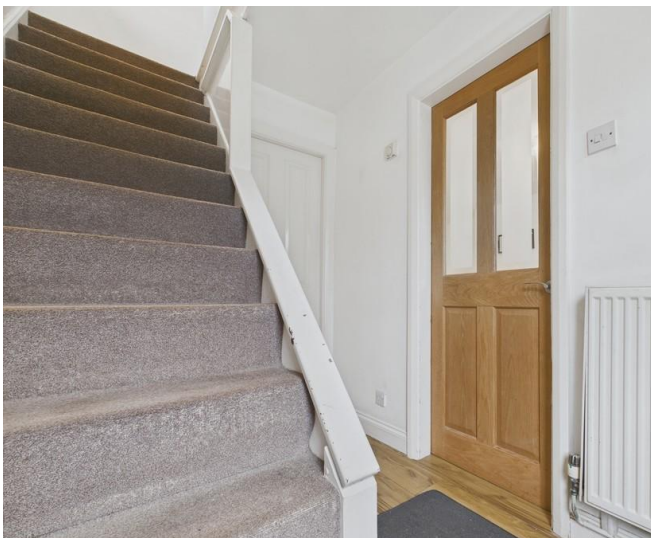
Outside, the property features a lawned garden and driveway to the front, providing off-street parking and access to the single garage. At the rear, a combination of decking and lawned garden with planted borders offers a private outdoor space.

This home enjoys a prime location with access to local amenities and excellent transport links.

Rotherham Town Centre and Rotherham Hospital are both nearby, along with shopping options like Tesco Extra and Parkgate Shopping Park.

A versatile property in a sought-after area, this home is ideal for a variety of buyers.

**ENTRANCE HALL** With a staircase rising to the first floor landing, door to the lounge, door to the bathroom and front facing entrance door.



**LOUNGE** A good size lounge area with feature inset fire to the chimney breast and front facing window.

**DINING KITCHEN** Having a range of fitted wall and base units. Base units are set beneath worktops which include a single bowl sink, oven, hob, tiled splash backs and double doors open into the conservatory.

**CONSERVATORY** With side and rear facing French doors to the garden, side and rear facing windows.

**LANDING** With side facing window and access to three bedrooms.

**BEDROOM ONE** A double size room with mirror fronted wardrobes, eaves storage and front facing window.

**BEDROOM TWO** A double size room with rear facing window.

**BEDROOM THREE** A single size room with eaves storage and rear facing window.

**OUTSIDE** To the front is a lawn garden with borders. Drive to the side of the property which leads to the single garage, which has a utility area to the rear. To the rear is a garden with decking and lawn.





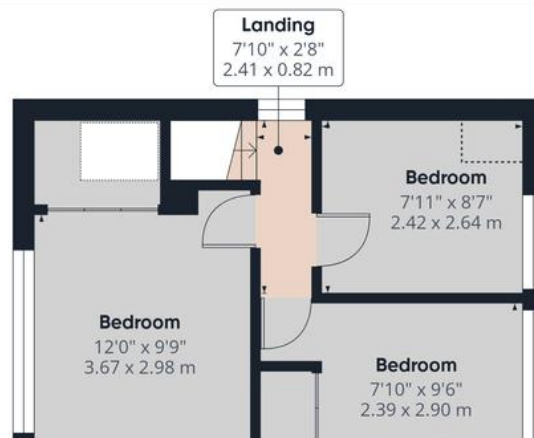


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>

652 ft<sup>2</sup>

60.6 m<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>

0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

## Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA

T: 01709 544982 • E: rotherham@martinco.com

**01709 544982**

<http://www.martinco.com>

**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.