







Guide Price: £130,000 to £140,000. Offered for sale with No Onward Chain is this FIRST FLOOR Apartment, which is situated within private, well kept grounds in Moorgate, being within easy reach of amenities, the Town Centre and Rotherham Hospital.

The property in brief comprises; Communal Entrance Hall, Stairs Leading up to First Floor * Private Apartment Hall with Telecom Entry * Lounge Diner * Kitchen * Master Bedroom with Fitted Wardrobes * Second Bedroom * Bathroom * Storage * Communal Lawn Gardens * GARAGE * Off Road Parking.

Guide Price: £130,000 to £140,000

www.bartons-net.co.uk



FIRST FLOOR 668 sq.ft. (62.1 sq.m.) approx



TOTAL TELOCIE AREA: (561 upt. (22.1 up.)) 4pprox. White next entries have not use to take the second or the finality or operating the measurement of allow, and allow used a low up white these are approximate set on operativity. It sees to any vess, and up and up to the second or the destination approximate set on operativity. It sees that any vess, programment y and used and the destination approximate set of an operativity to see an and to get programment y and the second operation of the second operation of the second operation of the second operation and to the second operation of the second operation operation of the second operation operation of the second operation operation operation operation operations of the second operation operation operation operation operations operation operations operation operations operations operation operations oper

ACCOMMODATION

- Bright and Spacious First Floor
 Apartment
- Two Bedrooms with Wardrobes & Bathroom with Storage
- Open Plan Lounge Diner / Kitchen
- Garage & Off Road Parking
- Well Kept Communal Gardens
- Close to Town Centre, Hospital & Amenities
- LEASEHOLD / Council Tax Band C
- No Onward Chain







51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY T: 01709 515740 E: info@bartons-net.co.uk

Important Notice These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. These particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Any areas of measurement or distances are approximate. Please note that we have not tested the services or any of the equipment in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to plazoffa the day Bacenswidted afferon



