



Moorgate Road MOORGATE Rotherham S60 2AU

Guide Price £325,000 to £350,000



- Attractive 1930's style rear and side extended FOUR Bedroom Semi-Detached
- Breakfasting Kitchen, Downstairs WC and Utility Wash Room Extn
- Four Spacious First Floor Bedrooms, En-Suite Shower, Bathroom and Separate Further Family Shower Room
- Ample Parking, Garage and Enclosed Rear with Patio Seating
- Over 2000 sq ft, with Two Separate Receptions Rooms
- Fabulous 25'10ft x 16'9ft SNOOKER ROOM Extns - Could be Put to a Variety of Uses
- Generous Plot with Gardens Front, Side and Rear
- **** Fabulous Opportunity to Acquire a Unique FAMILY HOME ****

Guide Price £325,000 to £350,000 - This spacious rear and side extended FOUR bedroom 1930's period style bay windowed semi-detached home is situated with a popular residential area of Moorgate which is within walking distance to town and is within easy reach of Rotherham Hospital, Thomas Rotherham College and motorway commuter transport links making it a fabulous family purchase.

The ground floor comes with two separate bay windowed reception room, the rear sitting room with French doors which open into the garden, a breakfasting Kitchen with lots of built-in storage, handy downstairs WC, Utility Wash Room and a fabulous SNOOKER ROOM extension which could double as a further versatile reception being over 25ft x 16ft in dimension.

The first floor has four spacious bedrooms, an en-suite shower room, family bathroom and an additional separate family shower room.

Externally the property occupies a generous plot with gardens to the front, side and rear, the front with a garage and ample off-road parking spaces, the rear with a garden which is laid to lawn with patio seating to the house.

**** VIEWING ADVISED - by Appointment Only ****





Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

56 Moorgate Road ROTHESHAM S60 2AU	Energy rating D	Valid until: 4 June 2035
		Certificate number: 6735-7226-0500-0367-1206

Property type Semi-detached house
Total floor area 168 square metres

Rules on letting this property

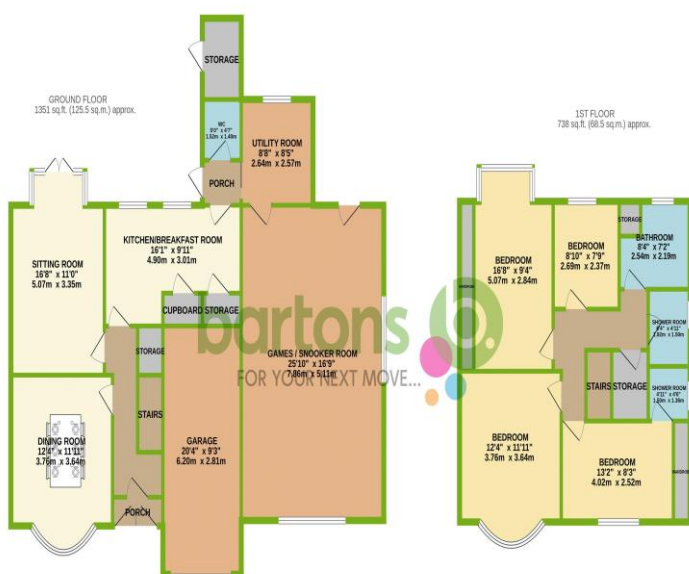
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Mortgage Services - Make it a great move with a GR8 Mortgage.



Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The 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 whatever in relation to this property.

GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**