



Queensway MOORGATE Rotherham S60 3EE

Guide Price £525,000 to £550,000



- Four Bedroom Detached Family Home
- Larger Plot providing an OPPORTUNITY FOR DEVELOPMENT
- Breakfasting Kitchen, STUDY and handy downstairs WC
- Two Generous Attached Garages, Versatile Utility / Garden Room
- In-Demand Duke of Norfolk Estate, Queensway with Particular Notoriety
- Spacious Lounge, Extended Dining Room
- Welcoming Reception and Landing Areas
- Off-Road Parking, Beautifully Maintained Mature Gardens

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This FOUR BEDROOM Detached FAMILY HOME is situated within the much admired Duke of Norfolk Estate, Queensway in particular of being historically in high demand, and is close to commuter transport links, schools, and Rotherham Hospital.

It occupies a GENEROUS PLOT and has the POTENTIAL FOR FURTHER DEVELOPMENT subject to planning consent, with the ground floor internal accommodation comprising of an inviting reception Hallway which has a dog-leg staircase to the first floor, spacious Lounge / Sitting Room Reception enjoying the light afforded by both a front aspect window and further rear window and door which opens onto a pleasant seating area. It has an additional rear extended Dining Room, STUDY, Breakfasting Kitchen and a handy downstairs WC.

The first floor has an airy landing area off which are four bedrooms, all with built-in wardrobes and with a modern en-suite Shower Room.

Externally it stands with mature well maintained mature gardens, has a driveway for off-road parking, TWO GARAGES and a useful and most versatile Utility / Garden Room.

This is a super opportunity to grab a fabulous home and make it your own. Look around this location, study the plot and floor plan, the possibilities are endless!

**** Viewing by APPOINTMENT ONLY ** EPC to Follow**





GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.

1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 1852 sq.ft. (172.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 by any prospective purchaser. 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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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.

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**** 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**