



Queensway MOORGATE Rotherham S60 3EE

£470,000-£480,000



- **Fabulous Four Bedroom DETACHED BUNGALOW**
- **Generous Plot with OPPORTUNITY to Develop or Re-Model**
- **Superb OPEN PLAN LIVING areas with further rear Sitting Room and separate Dining Room**
- **Generous Bedrooms, Bathroom, additional Shower Room**
- **Highly Regarded QUEENSWAY Location, Duke of Norfolk Estate**
- **Location Close to M1 Commuter Transport Links and is within a short walk of Rotherham General Hospital**
- **Spacious Kitchen in a smart White Gloss Finish with Integral Appliances**
- **Garage 23ft x 13ft, Front and Rear Gardens**

This FOUR BEDROOM Detached BUNGALOW is situated within the much admired Duke of Norfolk Estate, Queensway a particularly prime spot which is close to commuter transport links, schools, and Rotherham Hospital.

It has been occupied by the original owners since being newly built, the sign of a great location, and provides fabulous generous OPEN PLAN living areas, ideal for entertaining, and spacious enough with the POTENTIAL FOR RE-MODELLING. It also occupies a GENEROUS PLOT with the POTENTIAL FOR FURTHER DEVELOPMENT, subject to planning consent.

Beyond the Porch is an inviting Inner Hallway with mirrored built-in wardrobe storage and additional walk-in Cloak cupboard. French doors open into a superb Living Room, 23ft x 19ft in size, with a feature wall, side French doors to the garden area, and open plan with the Dining Room. It has the benefit of a further Sitting Room extension which in turn has French doors providing lots of natural light with views into the Garden.

The Kitchen is appointed with an extensive range of wall and base units in a smart gloss white finish with an integral mid-level electric oven, gas hob and extractor fan, and an integrated Fridge and Dishwasher.

A left in the Hallway leads to FOUR generous Bedrooms, a Family Bathroom and a handy additional Shower Room to help with the morning rush.

Externally it comes with front and rear Gardens, the front providing off-road parking with an up and over door into ample garage GARAGE with further rear access and 23ft x 13ft in size. To the rear is a privately enclosed Garden with mature mixed borders and Patio Seating to the rear Extension.

This is a superb 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
1939 sq.ft. (180.1 sq.m.) approx.



TOTAL FLOOR AREA: 1939 sq.ft. (180.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, heights and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The actual layout and dimensions may vary from those shown and no guarantee as to their quantity or efficiency can be given.
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Energy performance certificate (EPC)

35 Queensway ROTHERHAM S60 3EE	Energy rating C	Valid until:	29 July 2035
		Certificate number:	2155-3013-2203-7465-5200

Property type	Detached bungalow
Total floor area	152 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 C. It has the potential to be C.

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



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Energy Performance Certificate (EPC) If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

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**