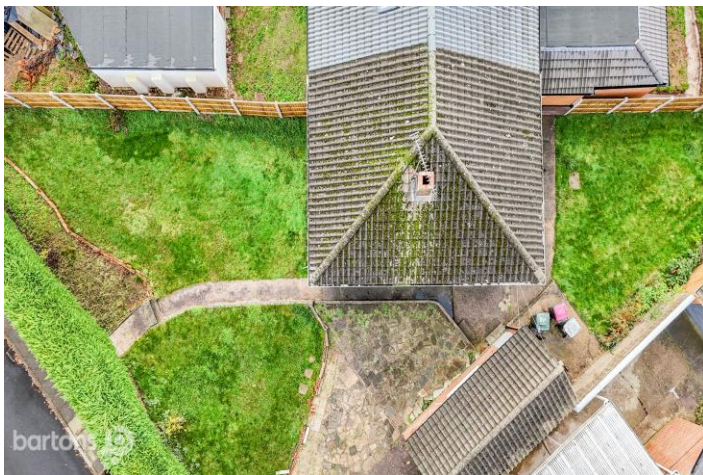




Grange Road Moorgate Rotherham S60 3LL

Guide Price £260,000 to £270,000



- **Three Bedroom Semi-Detached Family Home**
- **Spacious Lounge, Additional Dining Rooms**
- **Location Close to Local Amenities inc Schools, Shops, Pubs and Restaurants, Doctors and Pharmacy**
- **OPPORTUNITY TO DEVELOP AND CREATE AN IDEAL HOME OF YOUR DREAMS**
- **Large Corner Plot Providing EXCELLENT SCOPE FOR EXTENDING**
- **Modern Fitted Bay Windowed Kitchen**
- **Close Commuter Transport Links at the M1**
-

Guide Price £260,000 to £270,000 –

DEVELOPMENT OPPORTUNITY!

This three bedroom semi-detached home occupies a **LARGER PLOT** offering scope for extension to the front, side, rear and upwards, subject to planning permission, creating an opportunity for buyers to create their own dream home in a highly sought after location.

The location is close to popular schools, shops, pubs and restaurants, provides easy access to town and green spaces, and has great commuter transport links to the M1 motorway network making it a real all-rounder.

The property is tastefully appointed throughout and comes with an inviting and most spacious front Lounge reception, a further Dining room separated by internal French doors, and has a stylish modern bay windowed fitted Kitchen in a cream gloss finish with integral cooking appliances.

Three ample sized bedrooms occupy the first floor, the main bedroom enjoying light from twin aspect windows, and there is a family bathroom in white. Externally wooden gates open onto a driveway which extends to a **DETACHED GARAGE**.

There are privately enclosed wrap around gardens which are predominantly laid to lawn and most generous in size owing to its corner plot position.

An inspection of the neighbouring property will give you a vision of just what is possible and we would highly recommend an early viewing to fully appreciate the opportunity on offer.

Viewing by Appointment ONLY. i





GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 956 sq.ft. (88.8 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 is given as to their operability or efficiency can be given.

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Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

158 Grange Road ROTHERHAM S60 3LL	Energy rating D	Valid until:	4 September 2034
		Certificate number:	0320-2945-3410-2304-3141

Property type: Semi-detached house

Total floor area: 89 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 B.

[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**