



Reneville Road, Moorgate



This beautifully appointed four bedroom detached home occupies a generous wrap providing an ideal family sized purchase. It provides versatile living accommodation with fantastic far reaching views across the borough! Being conveniently located upon a quiet private road, between the Town Centre and Rotherham Hospital - with shops, schools, restaurants and transport links all within walking distance. In brief the property comprises; Entrance Hall * WC * Lounge * Dining Room * Modern Breakfast Kitchen * Utility Room * Master Bedroom with Dressing Room and En-suite, Four Piece Suite Bathroom * Three Further Bedrooms * Family Bathroom * Wrap Around Lawn and Patio Gardens * Driveway and Double Garage.

£399,995



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ACCOMMODATION

- Spacious & Beautifully Appointed Detached Home with VIEWS!
- Generous Wrap Around Plot, Upon a Quiet Private Road
- Two Reception Rooms, Modern Kitchen & Utility Room
- Four Bedrooms, Two Bathrooms & WC
- Extensive, South West Facing Lawn & Patio Gardens
- Double Garage with Electric Door + Driveway for Three Cars
- Walking Distance to Town Centre, Hospital, Shops & Schools



GROUND FLOOR
1574 sq.ft. (146.2 sq.m.) approx.



TOTAL FLOOR AREA: 1574 sq.ft. (146.2 sq.m.) approx.
 Measurements are approximate and should not be relied upon for any purpose. The actual measurements may vary slightly from those shown on the plan. The plan is for information only and does not constitute a contract. The actual measurements may vary slightly from those shown on the plan. The plan is for information only and does not constitute a contract.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 purchase. Printed by Facemaster Ltd 01670 713330