



Queensway Court MOORGATE Rotherham S60 3BN

Offers in the Region Of £560,000



- Impressive executive style FIVE double bedroom detached
- Exclusive cul de sac development
- Close to Rotherham Hospital, Schools and Commuter Links
- **DOUBLE GARAGE**
- High End Family Purchase
- **PREMIER MOORGATE LOCATION**
- Fabulous gardens
- Two Reception Rooms and Study

This **MOST IMPRESSIVE** executive style **FIVE DOUBLE BEDROOM DETACHED** family home is situated with an exclusive cul de sac development off Queensway, a highly sought after residential location which is ideally placed for commuter transport links at the M1 motorway, and is within a short walk of Rotherham General Hospital.

It occupies a larger plot with generous flexible living accommodation over three floors. The design throughout encourages natural light from the outside spaces, the plot size offering further potential.

The ground floor enjoys the light created by a stunning fully glazed fully fronted facade, has two generous reception rooms, the Lounge with French doors which open into the garden, the Dining Room with fabulous twin aspect French doors adding a relaxing inside outside feel. There is a modern Breakfasting Kitchen with integral appliances, a separate Study and a handy downstairs WC.

The first floor is bright and airy, has three ample sized double bedrooms and a family bathroom, two bedrooms benefitting from their own en-suite shower rooms. The principle bedroom has a superb feature vaulted ceiling, and has Juliet style French doors allowing an abundance of natural light.

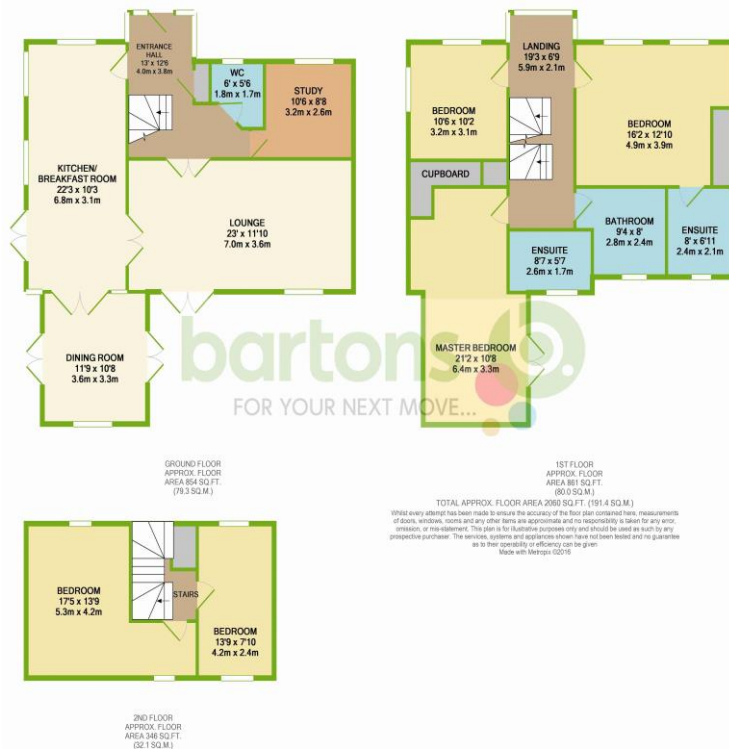
There are two further double bedrooms on the second floor.

Externally you won't be disappointed. It has a double width driveway for off street parking and an attached double Garage. The garden offers scope for the driveway to be extended to the side. There are privately enclosed wrap around garden to the side and rear, and an extensive fully paved patio seating area off the Dining Room.

It is currently occupied by a long term tenant so is in need a simple cosmetic refresh in order to add your own personal stamp, which you would expect to do regardless.

EARLY VIEWING ADVISED strictly by appointment.







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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.

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**