



1 Welham Drive, Moorgate, Rotherham, South Yorkshire, S60 2BN

Offers In The Region Of £360,000

This four bedroom detached ideal family home, offered for sale, on this sizeable plot, has fantastic room sizes throughout. This property has been designed for multi generational living, with a downstairs bedroom and wet room, perfect for the live in relative. The accommodation comprises of an entrance, kitchen, lounge, conservatory, Bedroom Four with a wet room. To the first floor landing are three good sized bedrooms and a bathroom. Having the benefit of a wrap around garden with ample off road parking.

Entrance

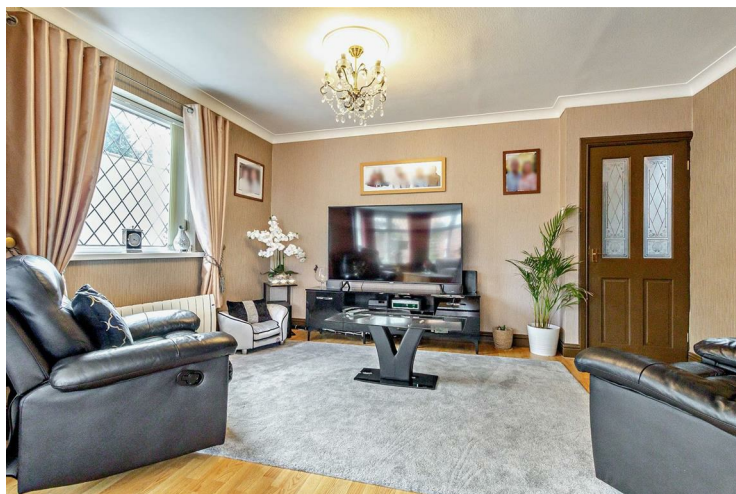
Having double glazed patio doors leading into the kitchen.

Kitchen



Having a range of wall and base units in cream with a double Belfast sink, single circular sink unit, space for a washing machine and tumble dryer, electric hob, two built in ovens, extractor fan, integral appliances such as a microwave, dishwasher and a fridge freezer, space for an additional fridge freezer, a wall mounted boiler, a double glazed window and a radiator.

Lounge



Having a double glazed window, a radiator and laminate flooring.

Conservatory



Having double glazed patio doors leading into the garden, spotlights to ceiling and a radiator.

Annex Room/Bedroom Four



Having patio doors leading into the garden area, a radiator and a door leading into the wet room.

Wet Room

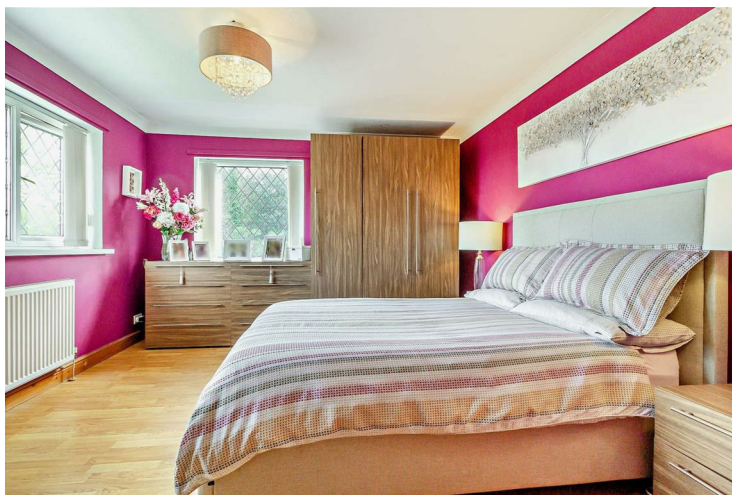


Having a shower, hand wash basin with vanity underneath, low flush w.c, a radiator and a storage cupboard.

Stairs to the first floor

Having a storage cupboard and stairs leading to the first floor.

Bedroom One



A double glazed window, a radiator and laminate flooring.

Bedroom Two



A double glazed window, a radiator and laminate flooring.

Bedroom Three

A double glazed window, a radiator, fitted wardrobes and laminate flooring.

Bathroom



Having a bath with jacuzzi jets, a double sink unit with storage underneath, shower cubicle, a radiator with a towel rail, low level w.c, tiled to the walls and flooring.

Outside



The front of the property is accessed via electric double gates leading into the garden. The garden area is of low maintenance, mainly block paved and paved stone patio areas, with trees and shrubs. There is a further garden to the side which is currently used as an additional patio area.

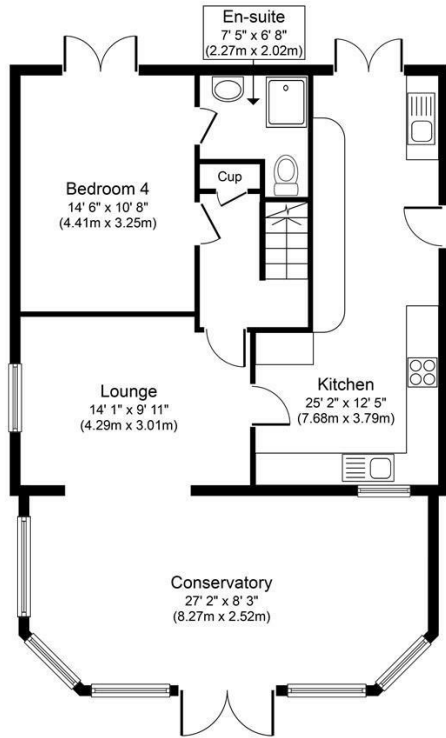
Material Information

Property Tenure: Freehold.

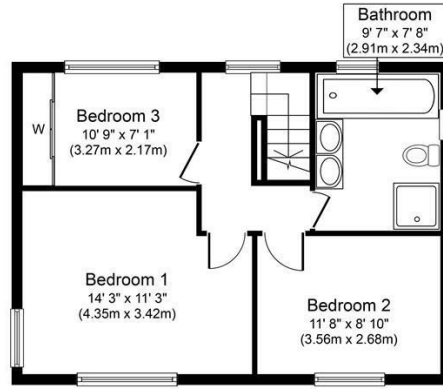
Council Tax Band: D.

EPC Rating D

Floor Plan



Ground Floor
Approximate Floor Area
932 sq. ft.
(86.6 sq. m.)



First Floor
Approximate Floor Area
474 sq. ft.
(44.0 sq. m.)

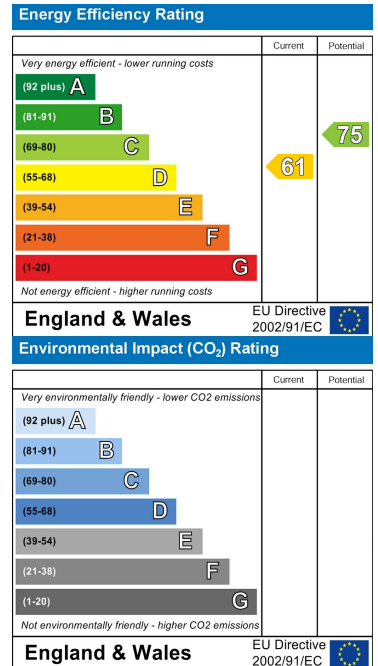
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | www.houseviz.com

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Doncaster, Barnsley, Mexborough & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

Registered in England and Wales No. 6679044

