



55 Godstone Road, Moorgate, Rotherham, S60 2PT

Offers Around £275,000

TREMENDOUS INVESTMENT OPPORTUNITY

A period 3 storey/five bedroom semi-detached house located close to both the town centre and Hospital.

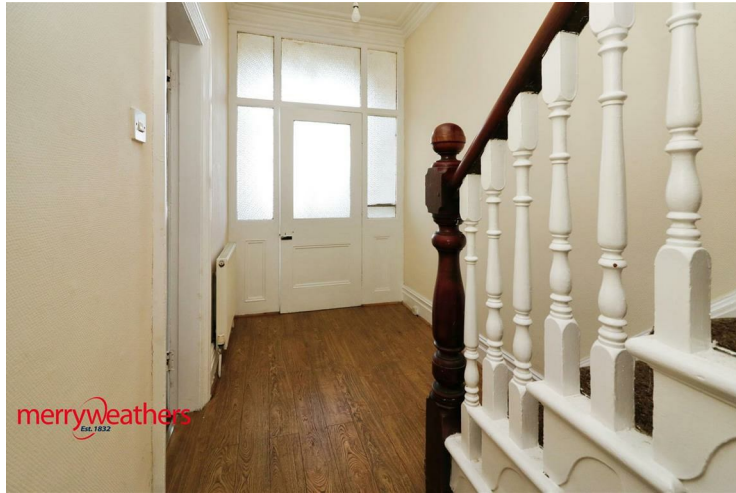
The property, which is offered for sale with no upward chain, benefits from both gas central heating and uPVC double glazing and the accommodation briefly comprises: Reception Hall with Cellars off, Lounge, separate Dining Room, large Kitchen, first floor: Landing, three double Bedrooms and Bathroom, second floor: Landing two double Bedrooms and Bathroom.

The large rear garden is an undoubted feature and there is on-street car parking.

ENTRANCE LOBBY

With double doors and inner glazed door opening into the Hall

ENTRANCE HALL



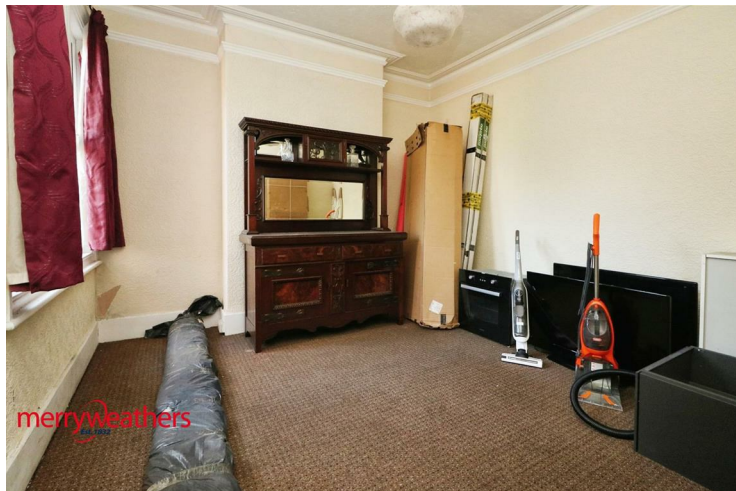
With radiator and laminate flooring and storage cellars leading off

LIVING ROOM 13'0" x 13'0" (3.98 x 3.97)



Having two front facing windows and radiator

DINING ROOM 13'0" x 11'11" (3.97 x 3.64)



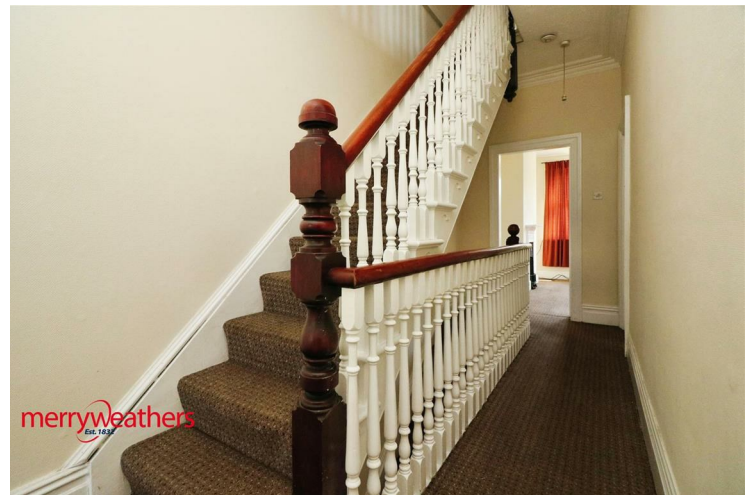
With rear facing window and radiator

KITCHEN 13'0" x 11'6" (3.98 x 3.52)



With fitted units and inset stainless steel sink. Integrated gas hob with electric oven beneath. Wall mounted gas central heating boiler, space and plumbing for washing machine. Two rear facing uPVC windows and timber entrance door.

FIRST FLOOR LANDING



REAR BEDROOM ONE 13'0" x 11'6" (3.98 x 3.52)



Having two windows and radiator

REAR BEDROOM TWO 11'11" x 12'11" (3.64 x 3.96)

With radiator and window

FRONT BEDROOM THREE 11'9" x 9'10" (3.6 x 3)

With window and radiator

BATHROOM 9'0" x 8'4" (2.76 x 2.55)



To the rear is a large grassed lawn. There is on-street parking.

Comprising of a panelled bath, pedestal wash basin and W.C. Shower cubicle, radiator and three opaque glazed windows

SECOND FLOOR LANDING

BEDROOM FIVE 15'0" x 12'11" (4.58 x 3.96)

With two windows and radiator

BATHROOM 9'7" x 5'10" (2.94 x 1.8)



With shower cubicle, pedestal wash basin and W.C. radiator

OUTSIDE



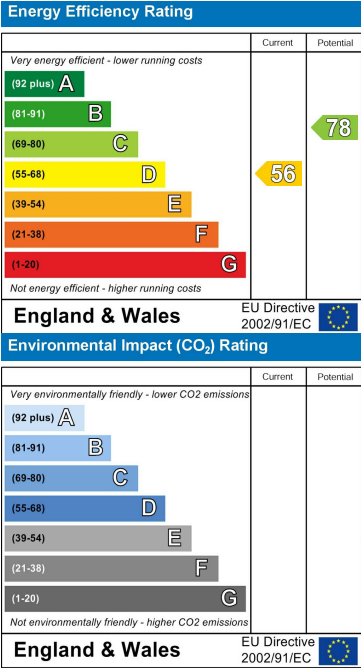
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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