



## Flat 7 Moorgate Court, 29 Moorgate Road

Moorgate, Rotherham, S60 2AD

Guide Price £80,000



# Flat 7 Moorgate Court, 29 Moorgate Road



## Description

Guide Price £80,000 - £85,000

Situated in the highly sought-after Moorgate area of Rotherham, this charming two-bedroom ground-floor flat is ideally located close to the town centre, providing easy access to the motorway network and within walking distance of Rotherham Hospital. Offering both convenience and comfort, this property is perfect for those looking for a well-connected home or a smart investment opportunity.

Benefitting from gas central heating and UPVC double glazing, the property briefly comprises of a spacious lounge diner, kitchen, two bedroom and bathroom.

Outside, there is a well-maintained communal garden for residents to enjoy. Additionally, the property includes a garage with electricity, providing secure parking and extra storage options. This is a fabulous opportunity not to be missed! The current owner is also exploring the possibility of extending the lease, making it an even more attractive prospect.

Contact us today to arrange a viewing and secure your chance to own this excellent property in a prime Rotherham location.

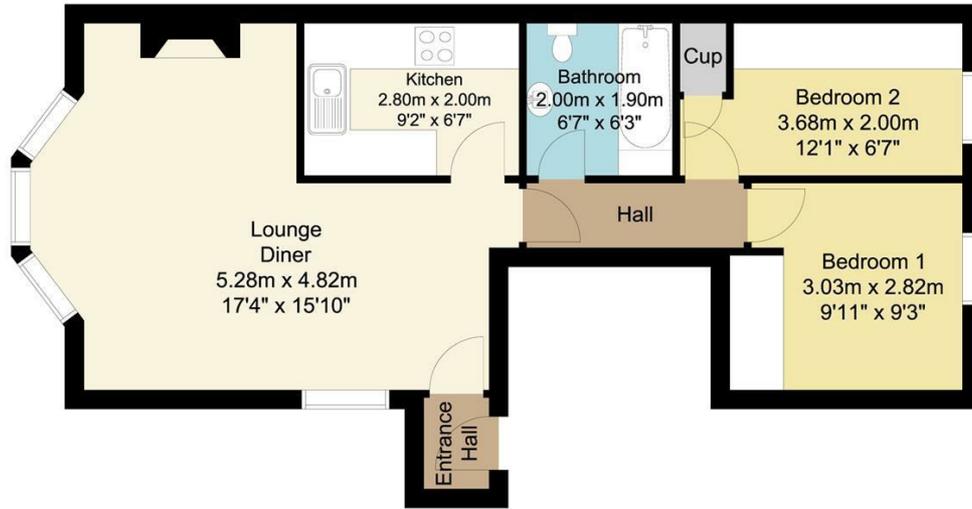
- Ground floor two bedroom
- Perfect for first time buyers or investors
- Communal garden
- Leasehold / Tax Band A
- No onward chain
- Garage
- Close to the Rotherham Hospital and town centre
- Early viewing is highly recommended





## Floor Plan

Flat 7  
52 sq m/559.72 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2025

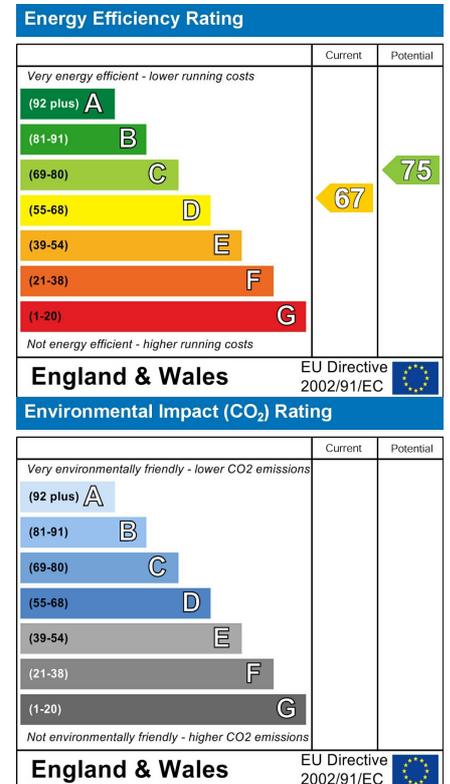
## Area Map



## Viewing

Please contact our ELR Wickersley Office on 01709 917676 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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