

FOR SALE



Hall Road, Moorgate
Guide Price £190,000


MARTIN&CO



Hall Road, Moorgate

3 Bedrooms, 1 Bathroom

Guide Price £190,000

- Semi detached
- Three bedrooms
- No chain
- Cul de sac position
- Popular location

GUIDE PRICE £190,000 - £200,000. Located in the desirable Moorgate area of Rotherham, Hall Road is a three-bedroom semi-detached home. Set in a quiet cul-de-sac, it's a great choice for those looking for a blend of comfort and convenience.

The property opens into an entrance hall. Downstairs bathroom with a white three piece suite. The lounge has a front facing window. The kitchen finished with a range of fitted wall and base units.

Upstairs, the first-floor landing connects to three well-sized bedrooms.

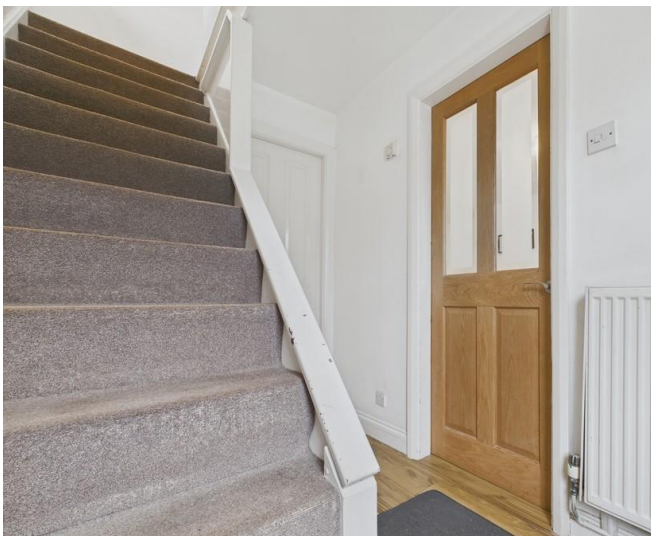
Outside, the property features a lawned garden and driveway to the front, providing off-street parking and access to the single garage. At the rear, a combination of decking and lawned garden with planted borders offers a private outdoor space.

This home enjoys a prime location with access to local amenities and excellent transport links.

Rotherham Town Centre and Rotherham Hospital are both nearby, along with shopping options like Tesco Extra and Parkgate Shopping Park.

A versatile property in a sought-after area, this home is ideal for a variety of buyers.

ENTRANCE HALL With a staircase rising to the first floor landing, door to the lounge, door to the bathroom and front facing entrance door.



LOUNGE A good size lounge area with feature inset fire to the chimney breast and front facing window.

DINING KITCHEN Having a range of fitted wall and base units. Base units are set beneath worktops which include a single bowl sink, oven, hob, tiled splash backs and double doors open into the conservatory.

CONSERVATORY With side and rear facing French doors to the garden, side and rear facing windows.

LANDING With side facing window and access to three bedrooms.

BEDROOM ONE A double size room with mirror fronted wardrobes, eaves storage and front facing window.

BEDROOM TWO A double size room with rear facing window.

BEDROOM THREE A single size room with eaves storage and rear facing window.

OUTSIDE To the front is a lawn garden with borders. Drive to the side of the property which leads to the single garage, which has a utility area to the rear. To the rear is a garden with decking and lawn.



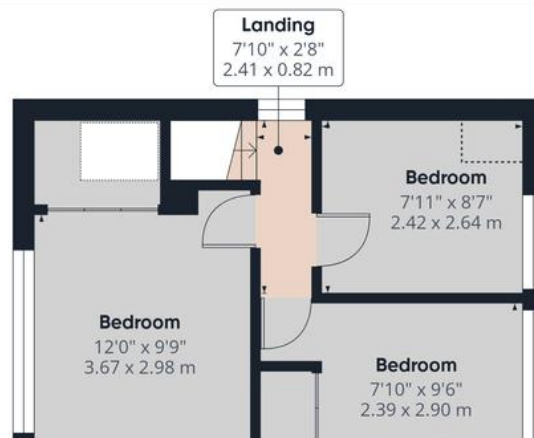


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾

652 ft²

60.6 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

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