



Moorgate Road, Moorgate Rotherham S60 2AD

welcome to

Moorgate Road, Moorgate Rotherham

OFFERS IN EXCESS OF £140,000 - READY FOR A NEW OWNER - Situated in this highly sought after location, well placed for amenities & ROTHERHAM HOSPITAL - this GROUND FLOOR APARTMENT is based in this modern block & boasts beautifully presented accommodation throughout with a patio - CALL NOW!



Entrance Hall

A spacious hallway having a side facing door, an electric heater, spotlights and a useful built in storage cupboard.

Lounge / Kitchen Diner

23' 7" x 15' 3" (7.19m x 4.65m)

A modern style kitchen lounge /diner being open plan and having a side facing double glazed window, a rear facing double glazed window, a door and two electric radiators.

Kitchen

A modern style kitchen fitted with a range of wall and base units with work surfaces housing the sink & drainer unit and the integrated oven, hob & extractor fan, the fridge/freezer and the dishwasher along with a co-ordinating kitchen island. There is also space and plumbing for a washing machine.

Bedroom One

13' 6" x 9' 3" (4.11m x 2.82m)

Having a rear facing double glazed door leading to the patio.

En Suite

Fitted with a shower cubicle, a wash hand basin and a W.C. Also having spotlights to the ceiling.

Bedroom Two

11' x 7' 7" (3.35m x 2.31m)

Having a front facing double glazed window and an electric heater.

Bathroom

Fitted with a bath, a wash hand basin and a W.C Also having an electric heater and spotlights to the ceiling.

Outside

To the front is a communal entrance with an allocated parking space.



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welcome to

Moorgate Road, Moorgate Rotherham

- Two bedroom ground floor apartment in modern block
- Well placed to amenities, train/bus stations & Rotherham Hospital
- Beautifully presented throughout
- Intercom system
- En-suite & family bathroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116162 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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