



Boston Castle Grove, Moorgate Rotherham S60 2BA

welcome to

Boston Castle Grove, Moorgate Rotherham

£280,000-£290,000 - DRESSED TO IMPRESS - Located in the ever sought after location of Moorgate is this beautifully refurbished sem idetached property. Boasting spacious & well presented accommodation througout with off road parkign & a generous sized rera garden...DON'T MISS OUT!!!



Entrance Porch

Having a front facing double glazed door.

Entrance Hall

Having a front facing single glazed door, a radiator & under stairs storage cupboard.

Downstairs W.C.

Fitted with a hand wash basin & a WC.

Lounge

Having a front facing double glazed bay window, a radiator & a feature gas fireplace.

Dining Room

Having a rear facing double glazed bay window & a radiator.

Kitchen

Fitted with a series of wall & base units housing the integrated hob, oven & extractor fan, the microwave & the fridge/freezer with worktops housing the sink & drainer. Having a rear facing double glazed window & door & spotlights to the ceiling.

Landing

Having a side facing double glazed window.

Bedroom One

Having a front facing double glazed bay window & a radiator.

Bedroom Two

Having a rear facing double glazed window & a radiator.

Bedroom Three

Having a side & rear facing double glazed window & a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a front facing double glazed window & a heated towel rail.

Outside

To the front of the property is a lawned garden & a drive providing off road parking for two cars.

To the rear is generous sized lawned garden with a patio.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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welcome to

Boston Castle Grove, Moorgate Rotherham

- Beautiful three bedroom semi detached property - sought after location
- Modern & spacious throughout
- Perfect family purchase
- Driveway providing off road parking
- Delightful front & rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115971 - 0004

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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