



11 Stafford Crescent, Moorgate, Rotherham, S60 3DG

£300,000

An increasingly rare opportunity to acquire a TWO BEDROOM DETACHED BUNGALOW on the Duke of Norfolk Development.

The Bungalow, which is offered for sale with NO UPWARD CHAIN, offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND A TANDEM 11.5 METRE GARAGE. The accommodation comprises: Hall, spacious through Lounge/Dining Room, fitted Kitchen, Sun Lounge, two Bedrooms (both having fitted wardrobes) and Shower Room/W.C.

There are established lawned gardens to both front and rear with drive and attached Garage.

HALL

With uPVC door, radiator and cupboard housing the 'Worcester' gas boiler

LOUNGE/DINING ROOM 20'10" x 12'2" (6.36 x 3.71)



With fireplace surround and electric fire, two double panelled radiators, front facing uPVC bow window and additional side and rear facing uPVC windows.

KITCHEN 11'3" x 9'10" (3.45 x 3)



Having a range of fitted units and inset stainless steel sink set beneath the rear facing window with timber door to one side. Pull-out breakfast bar. Integrated electric halogen hob with extractor hood and double oven. Space and plumbing for washing machine and double panelled radiator.

FRONT BEDROOM 10'4" x 9'0" (3.17 x 2.75)



With fitted wardrobes and drawer/dressing table. Radiator and uPVC window

REAR BEDROOM 13'6" x 11'4" (4.13 x 3.46)



With fitted wardrobes, radiator and uPVC window

SHOWER ROOM/W.C. 7'3" x 5'10" (2.22 x 1.8)



With corner shower cubicle and 'Triton' shower, vanity wash basin and close coupled W.C. Heated towel rail and uPVC opaque window.

SUN LOUNGE 9'10" x 5'10" (3 x 1.8)



Accessed from the Kitchen and having uPVC windows and half glazed door opening into the rear garden

OUTSIDE



Lawned front garden with block paved drive provides off-road parking and gives access to the tandem garage. To the rear is an enclosed garden with paved patio and shaped lawn with established flower and shrub borders.

GARAGE 37'8" x 8'7" (11.5 x 2.62)

With electric up and over door and uPVC side door and two windows.

MATERIAL INFORMATION

Council Tax Band - D

Tenure - Freehold

Property Type - Detached Bungalow

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Drive and Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

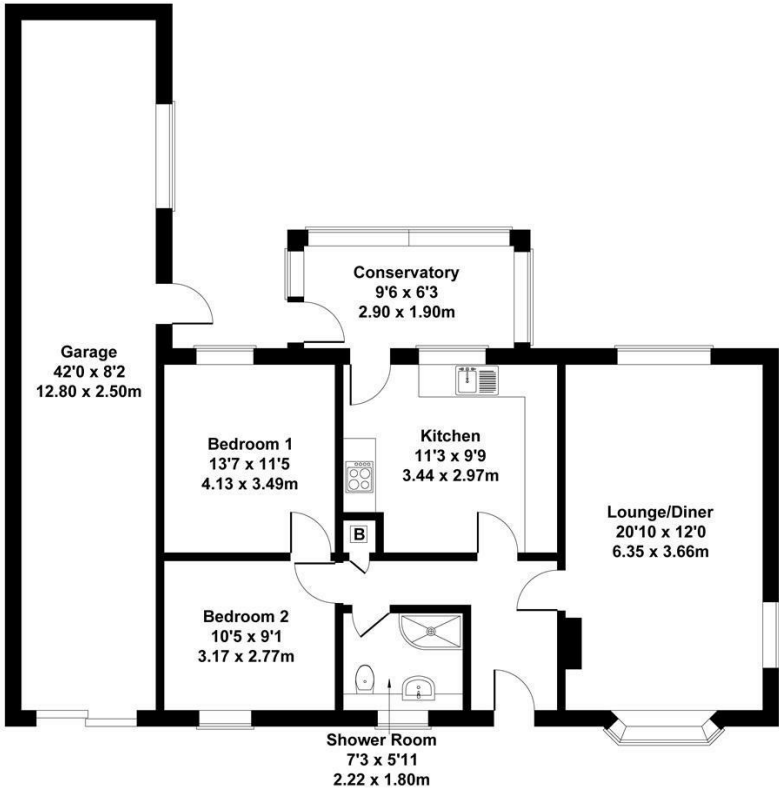
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

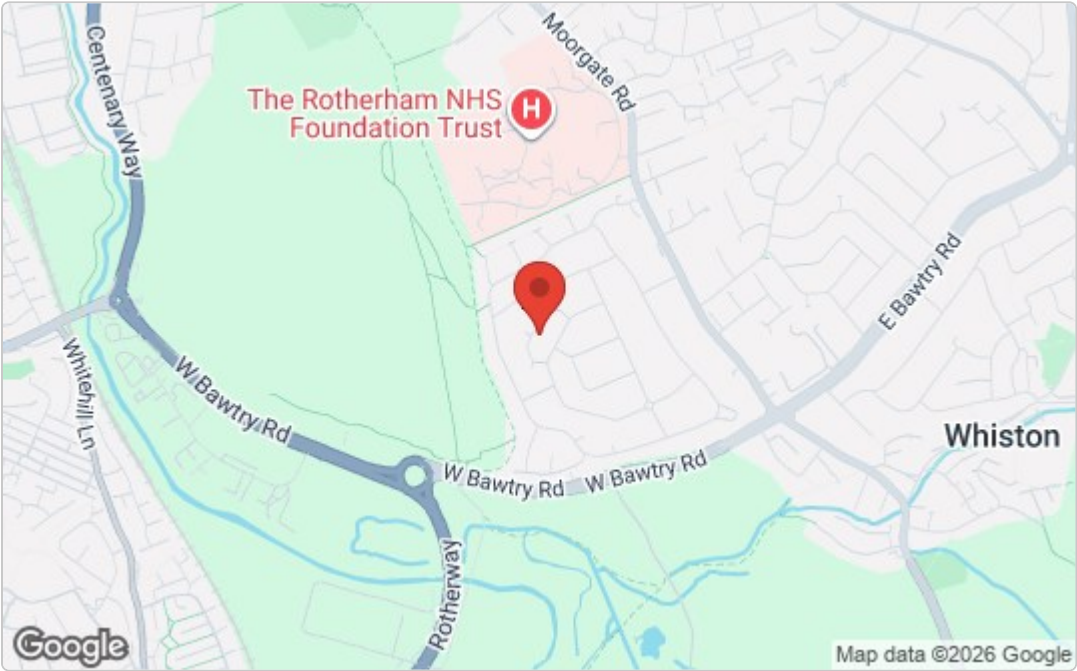
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Approximate Gross Internal Area
1216 sq ft - 113 sq m



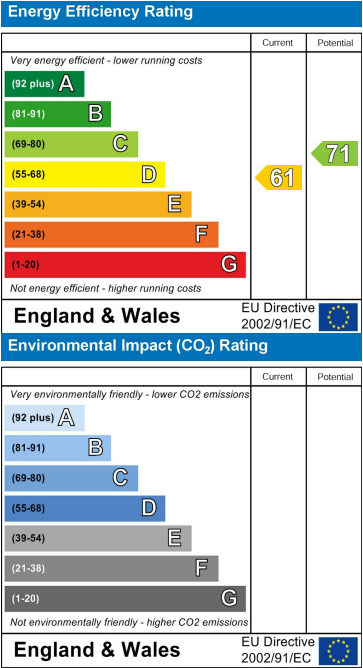
Floor plans are for identification purposes only. All measurements are approximate.

Area Map



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.

Energy Efficiency Graph



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