



Stafford Crescent, Moorgate Rotherham S60 3DG

welcome to

Stafford Crescent, Moorgate Rotherham

£425,000 - THIS IS THE ONE - Situated in this sought after location is this beautiful four bedroom detached property making the PERFECT family home. Boasting spacious accommodation throughout with beautiful gardens & ample off road parking...DON'T MISS OUT!!!



Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

Entrance Porch

Having a front facing double glazed door and window.

Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

17' 9" x 11' 9" (5.41m x 3.58m)

Having a rear facing double glazed window, a radiator and a gas fire.

Dining Room

11' 9" x 12' 10" (3.58m x 3.91m)

Having a rear facing double glazed window, a radiator and a storage cupboard.

Kitchen

11' 9" x 10' (3.58m x 3.05m)

Fitted with wall and base units housing the integrated double oven, hob & extractor fan along with fridge/freezer with worktops housing the sink & drainer. Having a front facing double glazed window and a side facing double glazed door.

Landing

Having a front facing double glazed window, a storage cupboard housing the boiler and loft hatch.

Bedroom One

11' 8" x 11' 8" (3.56m x 3.56m)

Having a rear facing double glazed window, a radiator and fitted wardrobes.

Bedroom Two

8' 1" x 11' 10" (2.46m x 3.61m)

Having a rear facing double glazed window and a

radiator.

Bedroom Three

8' 7" x 11' 6" into wardrobes (2.62m x 3.51m into wardrobes)

Having a rear facing double glazed window, a radiator and fitted wardrobes.

Bedroom Four

6' 9" x 9' 6" (2.06m x 2.90m)

Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a shower cubicle, a hand wash basin and a WC. Having a side facing double glazed window and spotlights.

Outside

To the front of the property is a lawned garden and a double drive providing off road parking.

To the rear is a lawned garden with a patio & a pebbled area.

Also having a double detached garage with rear facing double glazed windows.



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welcome to

Stafford Crescent, Moorgate Rotherham

- Beautiful four bedroom detached property
- Spacious accommodation throughout
- Perfect family home
- Delightful gardens
- Ample off road parking

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in the region of

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF115986 - 0005

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.

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