



**Moorlands Terrace, Ravenfield Rotherham S65 4QH**

**welcome to**

**Moorlands Terrace, Ravenfield Rotherham**

£310,000 - THIS IS THE ONE - Offered to market is this STUNNING four bedroom Town House boasting spacious accommodation set over three floors with off road parking and a delightful garden. Situated in a highly sought after area, this is NOT TO BE MISSED!!!



## **Ground Floor Entrance Hall**

Having a front facing double glazed door providing access to the lounge & the first floor landing.

## **Lounge**

A light & airy space perfect for relaxing having a front facing double glazed window allowing plenty of natural light, a radiator & spotlights to the ceiling.

## **Kitchen / Diner**

A modern & sophisticated room being the heart of the home is fitted with a series of wall & base units housing the integrated hob, oven & extractor fan, the dishwasher & fridge/freezer with coordinating worktops housing the sink & drainer. Having a rear facing double glazed window & patio doors leading out onto the patio making the ideal opportunity for indoor & outdoor entertaining, a radiator & spotlights to the ceiling.

## **Downstairs W.C**

Fitted with a hand wash basin with storage cupboard, a WC & a radiator.

## **First Floor Landing**

Fitted with a built in storage cupboard, spotlights to the ceiling & the staircase providing access to the second floor.

## **Bedroom Two**

Having a front facing double glazed window, a radiator & fitted wardrobes providing hanging & storage space.

## **Bedroom Three**

Having a rear facing double glazed window & a radiator.

## **Bedroom Four**

Having a rear facing double glazed window & a radiator.

## **Bathroom**

A fully tiled room fitted with a bath with a shower over, a hand wash basin & a WC along with an extractor fan.

## **Second Floor Main Bedroom**

A spacious room having a rear facing double glazed window, a radiator & spotlights to the ceiling along with fitted wardrobes providing hanging & storage space. Also providing access to the loft via hatch.

## **En Suite**

Being fully tiled & fitted with shower cubicle, hand wash basin & WC with a front facing skylight.

## **Outside**

To the front of the property is a parking bay providing off road parking.

To the rear is a beautifully presented lawned garden & patio area all enclosed with fencing being the perfect setting for morning coffee, relaxing in the sun & entertaining. The shed also provides useful outdoor storage space.



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## Moorlands Terrace, Ravenfield Rotherham

- STUNNING four bedroom town house
- Beautifully presented & spacious accommodation throughout - over three floors
- Situated in a highly sought after area
- Allocated parking
- Delightful garden & patio

Tenure: Freehold EPC Rating: B

Council Tax Band: C

# £310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117324 - 0003

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