

**FOR SALE**



**Renishaw Avenue, Moorgate**  
**Guide Price £250,000**

  
**MARTIN & CO**



## Renishaw Avenue, Moorgate

3 Bedrooms, 1 Bathroom

Guide Price £250,000

- Semi detached
- Three bedrooms
- No chain
- Extended
- Popular location

GUIDE PRICE £250,000 - £260,000. Offered for sale with no onward chain, this extended three-bedroom semi-detached home occupies a popular position within one of Rotherham's most sought-after residential areas. Providing generous accommodation, a sizeable rear garden and excellent access to local amenities and transport links, the property presents an excellent opportunity for families, professionals and those looking to place their own stamp on a well-proportioned home.

Renishaw Avenue enjoys a convenient location close to a wide range of everyday facilities while remaining well placed for commuting. Rotherham Hospital is within easy reach, making the property particularly appealing for healthcare professionals and hospital staff. The M1 motorway and Sheffield Parkway are readily accessible, providing straightforward connections to Sheffield, Leeds, Doncaster and surrounding areas. Rotherham town centre is a short distance away and offers a range of shopping, leisure and dining facilities. Nearby supermarkets include Tesco Extra, Morrisons and Aldi, catering for day-to-day needs. The area is also well served by public transport links and a number of respected schools, including Sitwell Junior School, Oakwood High School and Thomas Rotherham College.

The property is approached via a lawned front garden



alongside a driveway providing off-road parking and access to the detached single garage. The frontage creates an attractive first impression while offering practical parking solutions.

Entering through the front door, the welcoming entrance hall provides access to the principal ground floor accommodation and staircase leading to the first floor. The bay-windowed lounge is positioned to the front of the property and offers a comfortable reception space for everyday living. A feature fire surround creates an attractive focal point within the room, while the bay window allows natural light to enter, enhancing the sense of space.

To the rear of the property, the accommodation has been extended to create a spacious dining kitchen designed to accommodate modern family living. Fitted with a range of wall and base units, the kitchen offers excellent storage and preparation space. Integrated appliances include an oven, hob, extractor hood and fridge, providing a practical and streamlined finish. The dining area creates an ideal setting for family meals, entertaining guests or informal gatherings, while views

over the rear garden add to the appeal of this versatile space.

Leading from the kitchen is a useful utility room fitted with additional storage units and plumbing for a washing machine. This separate area helps keep household tasks neatly tucked away from the main living accommodation and provides further practicality for busy households.

The first-floor landing provides access to three well-proportioned bedrooms and the family bathroom, while also offering access to the loft room above. The principal bedroom benefits from fitted wardrobes, providing useful built-in storage and helping maximise floor space. The second bedroom enjoys a particularly appealing feature, with direct access to a balcony overlooking the rear aspect, creating a pleasant spot to enjoy views across the garden. The third bedroom offers flexibility and could equally serve as a nursery, home office or guest room depending on individual requirements.

The loft room adds further versatility to the property and could be utilised as a hobby room, study space or



additional storage area, subject to a purchaser's individual needs.

The family bathroom serves the bedrooms and provides all the essentials for everyday living. Outside, the rear garden is a particularly attractive feature of the property. Generous in size, it offers a combination of patio, lawn and established borders, creating an excellent outdoor space for families, gardening enthusiasts and those who enjoy entertaining. The patio area provides a suitable setting for outdoor dining and summer gatherings, while the lawn offers plenty of space for children to play or for further landscaping opportunities. Mature planting within the borders adds colour and interest throughout the seasons.

The garage and driveway further enhance the practicality of the home, providing valuable parking and storage solutions.

Combining a desirable location, extended ground floor accommodation, generous gardens and the added advantage of no onward chain, this property

represents an excellent opportunity within a highly regarded area of Rotherham. The flexible layout, convenient access to commuter routes and proximity to local amenities ensure it will appeal to a broad range of purchasers. Viewing is highly recommended to fully appreciate the accommodation and potential on offer.

**ENTRANCE HALL** With coving to the ceiling and oak flooring. A spindles staircase rises to the first floor landing with under stairs cupboard, front facing entrance door with matching side windows.

**LOUNGE** With coving to the ceiling and two wall light points. The focal point of the room is the feature fire surround with electric fire and front facing bay window.

**DINING KITCHEN** An extended room. Kitchen area has a range of wall and base units. There is an extractor hood with oven and hob beneath, a single bowl sink, integrated fridge, tiled splash backs, side

facing window and door to the utility room. Dining area has coving to the ceiling, two wall light points and patio doors to the rear garden.

**UTILITY ROOM** With a range of fitted wall and base units, worktop includes a single bowl sink, tiled splash backs, rear facing window and side facing entrance door.

**LANDING** With coving to the ceiling, spindled balustrade, side facing window. There is a pull down ladder which gives access to the loft room which has a rear facing roof window.

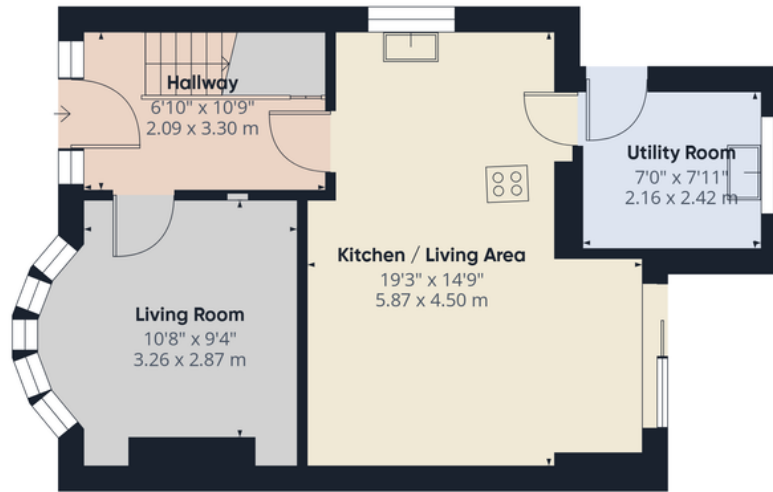
**BEDROOM ONE** A double size room with coving to the ceiling, fitted wardrobes and front facing bay window.

**BEDROOM TWO** A double size room with rear facing window and rear facing entrance door which opens onto a balcony. Balcony has a metal balustrade and overlooks the rear garden.

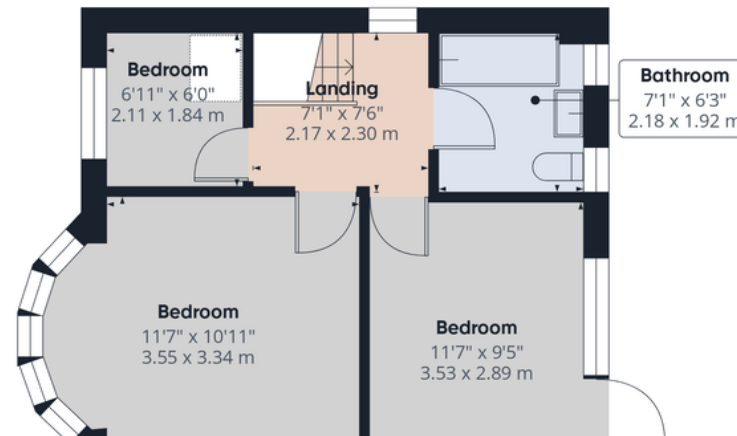


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>  
879 ft<sup>2</sup>  
81.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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