



20 Woodfoot Road | Moorgate | Rotherham | S60 3DY

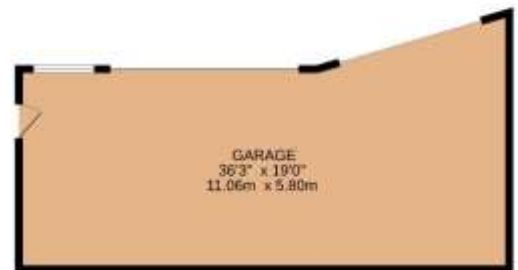
Guide Price £425,000 to £450,000

Bell & Co Estates are delighted to present this spacious THREE Bedroom Detached Bungalow situated on the highly sought-after Moorgate area of Rotherham, offering generous living accommodation, a substantial detached garage and fantastic potential, all whilst being positioned close to local amenities, transport links and Rotherham Hospital. Set back from the road, the property welcomes you with an entrance hall providing access to all rooms. To the rear is a bright and spacious Lounge, enjoying plenty of natural light and flowing beautifully into the impressive Conservatory, creating the perfect space for relaxing or entertaining all year round. The fitted Kitchen offers ample wall and base units with space for appliances and enjoys easy access from the hallway. There are three well-proportioned Bedrooms, making this home ideal for downsizers, families or those looking for versatile living space. A modern Family Bathroom completes the internal accommodation. Externally, the property truly stands out with a huge 36ft detached garage/workshop, offering incredible storage space, secure parking or potential for a variety of uses subject to any necessary consents. The bungalow sits on a generous plot with ample off-road parking and mature gardens providing a private outdoor space to enjoy with beautiful views. Located in one of Rotherham's most desirable areas, this property benefits from excellent access to schools, shops, restaurants, Clifton Park, Rotherham Hospital and the M1 motorway network. Viewing is highly recommended to appreciate the size, versatility and prime location this bungalow has to offer.



GROUND FLOOR
1067 sq.ft. (99.2 sq.m.) approx.

GROUNDS
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1635 sq.ft. (151.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

www.bellcoestates.com
info@bellcoestates.com
03333 580590

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements