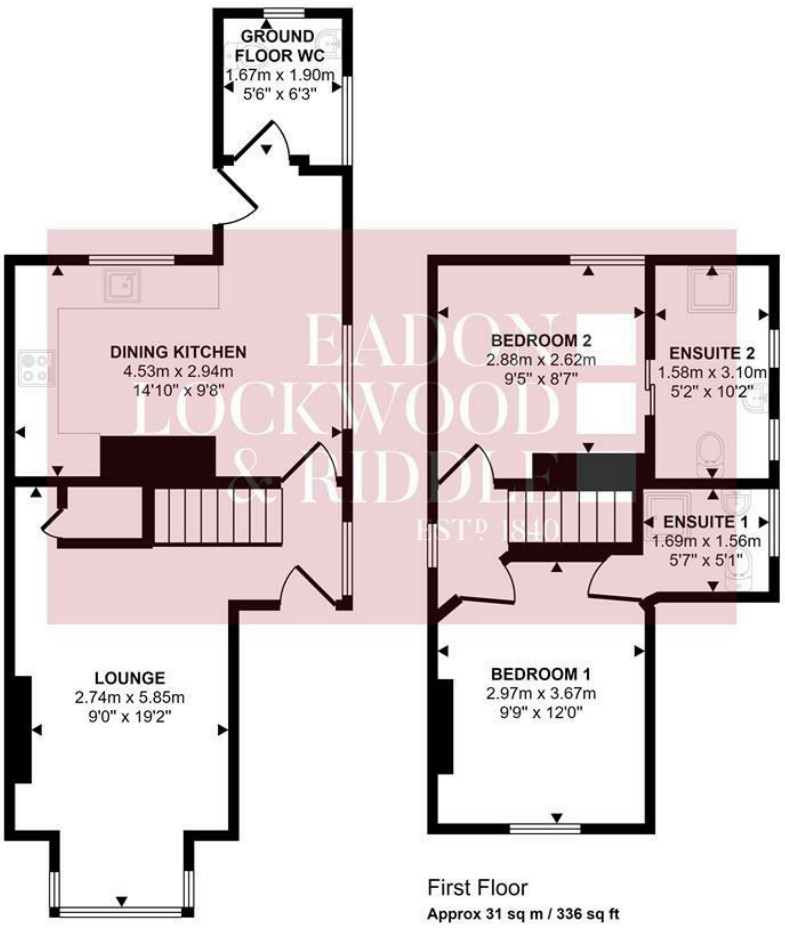
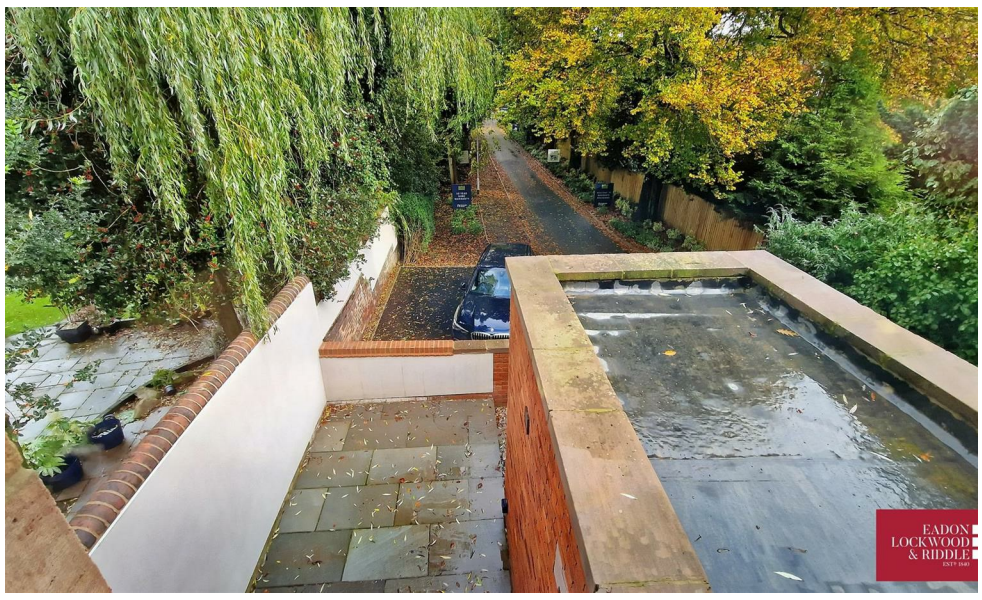
Approx Gross Internal Area
70 sq m / 748 sq ft



First Floor
Approx 31 sq m / 336 sq ft

Ground Floor
Approx 38 sq m / 412 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360



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EADON LOCKWOOD & RIDDLE
ESTD 1840

167 Moorgate Road, Moorgate Road, Rotherham, S60 3AP

Per Month £1,200 Per Month

The Lodge House, 167 Moorgate Road
Moorgate Road, Rotherham, S60 3AP

Description
The Lodge House: A Charming 2-Bedroom Detached Residence.

Nestled at the former entrance to Sitwell House's driveway, The Lodge House is a remarkable detached 2-bedroom home, believed to have its roots dating back to approximately 1880. Recently, it has undergone thoughtful modernisation, making it an ideal choice for a young couple or those seeking to downsize.

The front elevation has retained its remarkable character, with the original stone bay window featuring single glazing, while the rest of the property boasts modern replacement double glazing. As expected, a brand new central heating system has been seamlessly integrated.
Upon entering the property, you'll step into an inviting entrance vestibule, with the living room and staircase to your left and the dining kitchen straight ahead. The bay-windowed living room offers delightful front garden views and provides access to the cellar. The well-appointed dining kitchen boasts a stunning modern range of units finished in a sleek dark grey gloss and includes a range of electrical appliances. There are marble tops and a Miele oven. A rear door grants access to the back patio area and off-road parking spaces, while beyond the dining kitchen, you'll find a spacious ground floor WC, illuminated by an abundance of natural light and adorned with fully tiled walls.

The first floor accommodates two generously sized ensuite bedrooms, each providing modern convenience and comfort. To the rear, there's a stone patio area and designated parking space.

Ideally located opposite Rotherham Hospital on Moorgate Road, the property benefits from convenient bus services to the town centre. Furthermore, it offers excellent motorway access, with junction 33 of the M1 situated approximately 2 miles away, along with the Sheffield Parkway. The beautiful open spaces of Boston Park are easily reachable within a mile.

In summary, The Lodge House is a unique and characterful property, best appreciated through an internal inspection.

Contact us to arrange a viewing and experience the charm and comfort this home has to offer.

Offered on an unfurnished basis and available 15TH JULY 2026

- A superbly modernised 2 bedroom period Lodge House
- En suite shower rooms to both double bedrooms
- Highly desirable location
- Rear parking
- Superbly appoinited dining kitchen with integrated appliances
- Ground floor WC & lower ground floor cellar
- Rear patio area
- UNFURNISHED AND AVAILABLE 15TH JULY 2026
- Internal viewing highly recommended
- Council Tax Band D