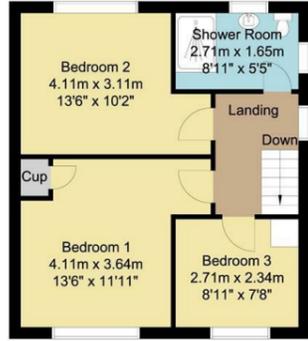


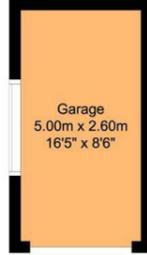
Ground Floor  
52 sq m/559.72 sq ft  
Approx.



First Floor  
41 sq m/441.32 sq ft  
Approx.



Outbuilding  
13 sq m/139.93 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2025

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ESTD 1840



**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

15, Moorland Crescent, Rotherham, S60 4AW

Guide Price £210,000

# 15 Moorland Crescent, Whiston, Rotherham, S60 4AW

**Description**  
Nestled in the heart of the highly regarded residential area of Whiston, 15 Moorland Crescent presents a fantastic opportunity for families looking to settle in a welcoming and well-established community. This beautifully maintained three-bedroom semi-detached home offers an excellent blend of interior space, outdoor comfort, and convenience, making it a superb choice for family life.

As you arrive, you are greeted by a neat and attractive frontage, complete with a well-kept lawn, decorative gravel area, and a spacious driveway that leads to a detached garage — ideal for secure parking or additional storage. The home's appealing brick façade and quiet cul-de-sac position provide a calm, family-friendly atmosphere from the outset.

Step inside and you'll immediately appreciate the sense of warmth and space. The entrance hall is welcoming and practical, providing access to the main living areas and staircase to the first floor. The lounge, located at the front of the home, is a generously sized room flooded with natural light from the large front-facing window. Tastefully decorated and comfortably appointed, it's the perfect setting for relaxed evenings with the family.

Flowing through to the dining area you'll find ample space for a family dining table, making this area perfect for both everyday meals and entertaining guests. The conservatory, accessed via sliding doors, offers an additional versatile living space that brings the outside in — perfect as a playroom, reading nook, or a quiet retreat overlooking the rear garden.

The kitchen is well-appointed and highly functional, featuring modern units, plentiful worktop space, and integrated appliances. A rear door opens onto the patio area, making it easy to enjoy alfresco dining or keep an eye on children playing outside.

Upstairs, the first floor offers three well-proportioned bedrooms and a modern family shower room. The main bedroom and second bedroom are both spacious doubles, with room for wardrobes and additional furniture, while the third bedroom makes an ideal child's room or home office. The contemporary shower room is bright and stylish, with a walk-in shower enclosure, sleek tiling, and built-in vanity units.

Externally, the home truly shines for families. The rear garden is split into two defined zones — a lower patio area perfect for outdoor dining and seating, and a raised lawned garden ideal for children to play or for planting and gardening. Fully enclosed with fencing for privacy, this space offers peace of mind and excellent usability throughout the seasons. The detached garage, accessible from both the driveway and the garden, provides additional flexibility for storage or even conversion into a home gym or office (subject to planning).

Situated in a highly sought-after part of Whiston, the property enjoys excellent access to local nursery and primary schools, transport links, and amenities. Popular primary and secondary schools are within easy reach, and nearby shops, parks, and healthcare facilities make day-to-day family life both easy and enjoyable. For commuters, access to the M1 and Sheffield Parkway is quick and straightforward, making travel to Rotherham, Sheffield, and beyond highly convenient.

With its generous layout, attractive outdoor space, and superb location, 15 Moorland Crescent is a move-in-ready family home that ticks all the right boxes. Whether you're upsizing, relocating, or searching for that perfect home to put down long-term roots, this property is not to be missed.

- Three spacious bedrooms, including two generous doubles and a versatile third bedroom/home office.
- Conservatory and dining room provide ideal family and entertaining space with garden views.
- Private driveway and detached garage offer secure off-road parking and extra storage potential.
- Tiered rear garden with patio and lawned area — perfect for children, pets, and outdoor dining.
- Contemporary shower room with quality fittings, tiled finishes, and built-in storage.
- Prime Whiston location near excellent schools, local amenities, and commuter routes.

• AVAILABLE WITH NO ONWARD CHAIN

