



11 Stafford Crescent, Moorgate, Rotherham, S60 3DG

£300,000

An increasingly rare opportunity to acquire a TWO BEDROOM DETACHED BUNGALOW on the Duke of Norfolk Development.

The Bungalow, which is offered for sale with NO UPWARD CHAIN, offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND A TANDEM 11.5 METRE GARAGE. The accommodation comprises: Hall, spacious through Lounge/Dining Room, fitted Kitchen, Sun Lounge, two Bedrooms (both having fitted wardrobes) and Shower Room/W.C.

There are established lawned gardens to both front and rear with drive and attached Garage.

HALL

With uPVC door, radiator and cupboard housing the 'Worcester' gas boiler

LOUNGE/DINING ROOM 20'10" x 12'2" (6.36 x 3.71)



With fireplace surround and electric fire, two double panelled radiators, front facing uPVC bow window and additional side and rear facing uPVC windows.

KITCHEN 11'3" x 9'10" (3.45 x 3)



Having a range of fitted units and inset stainless steel sink set beneath the rear facing window with timber door to one side. Pull-out breakfast bar. Integrated electric halogen hob with extractor hood and double oven. Space and plumbing for washing machine and double panelled radiator.

FRONT BEDROOM 10'4" x 9'0" (3.17 x 2.75)



With fitted wardrobes and drawer/dressing table. Radiator and uPVC window

REAR BEDROOM 13'6" x 11'4" (4.13 x 3.46)



With fitted wardrobes, radiator and uPVC window

SHOWER ROOM/W.C. 7'3" x 5'10" (2.22 x 1.8)



With corner shower cubicle and 'Triton' shower, vanity wash basin and close coupled W.C. Heated towel rail and uPVC opaque window.

SUN LOUNGE 9'10" x 5'10" (3 x 1.8)



Accessed from the Kitchen and having uPVC windows and half glazed door opening into the rear garden

OUTSIDE



Lawned front garden with block paved drive provides off-road parking and gives access to the tandem garage. To the rear is an enclosed garden with paved patio and shaped lawn with established flower and shrub borders.

GARAGE 37'8" x 8'7" (11.5 x 2.62)

With electric up and over door and uPVC side door and two windows.

MATERIAL INFORMATION

Council Tax Band - D

Tenure - Freehold

Property Type - Detached Bungalow

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Drive and Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

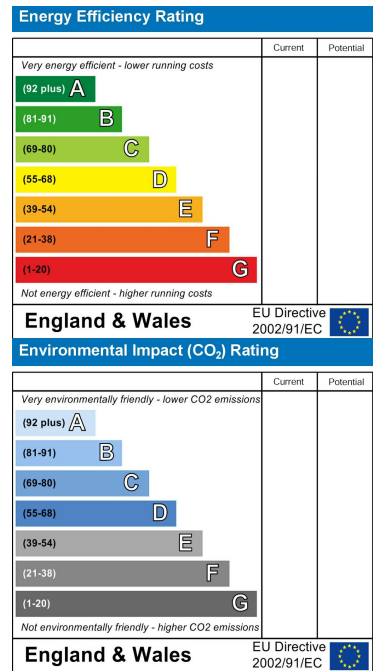
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

Area Map



Energy Efficiency Graph



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