



**Birch House Heather Close, Moorgate Rotherham S60 2TQ**

**welcome to**

**Birch House Heather Close, Moorgate Rotherham**

SEEING IS BELIEVING - Offered to market is this beautiful four bedroom detached property making the perfect family home. Boasting stylish & modern decor throughout with underfloor heating, three bathrooms, a delightful rear garden & patio with drive & garage providing off road parking...VIEW NOW!



### **Entrance Hall**

Having a front facing door & two built in storage cupboards.

### **Downstairs W.C.**

Fitted with a hand wash basin & a WC.

### **Lounge / Dining Room / Kitchen**

28' 11" into bay window x 26' 10" ( 8.81m into bay window x 8.18m )

Being an open plan space having a front facing double glazed bay window in the Lounge & rear facing double glazed patio doors in the Dining Room leading to the garden.

The kitchen is fitted with a range of wall & base units housing the integrated hob, oven, microwave, fridge/freezer & dishwasher with granite worktops housing the sink & drainer. There are two rear facing double glazed windows, spotlights to the ceiling & access to the utility.

### **Utility**

5' 6" x 4' 11" ( 1.68m x 1.50m )

Fitted with wall & base units with a sink & drainer & space for a washing machine. Having a side facing door.

### **Reception Room**

12' 4" x 9' 2" ( 3.76m x 2.79m )

Having a front facing double glazed window & a radiator.

### **Landing**

Having a built in storage cupboard & a radiator.

### **Bedroom One**

14' 10" x 14' 1" ( 4.52m x 4.29m )

Having a front facing double glazed window & a radiator

### **En Suite**

Fitted with a shower cubicle, a hand washbasin & a WC. Having a side facing double glazed window.

### **Bedroom Two**

12' x 10' 2" ( 3.66m x 3.10m )

Having a rear facing double glazed window & a radiator.

### **Bedroom Three**

13' 1" x 11' 7" ( 3.99m x 3.53m )

Having a front facing double glazed window & a radiator.

### **En Suite**

#### **Bedroom Four**

9' x 10' 6" ( 2.74m x 3.20m )

Having a rear facing double glazed window & a radiator.

### **Bathroom**

Being a part tiled room fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing double glazed window, a heated towel rail & spotlights to the ceiling.

### **Outside**

To the front of the property is a small lawned garden & a drive leading to the garage providing off road parking. Also benefiting from an EV charging point.

To the rear is a beautifully presented lawned garden with a patio/seating area.



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## Birch House Heather Close, Moorgate Rotherham

- Four bedroom detached property
- Stylish & Modern decor throughout
- Family bathroom & En Suites
- Well placed to amenities/colleges/motorway links
- Delightful rear garden & patio

Tenure: Freehold EPC Rating: B

Council Tax Band: F

# £475,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTF115032 - 0003

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