



Hartshaw, Moorgate Road

Guide Price: £120,000 to £125,000



Situated in a much sought after residential area, this beautifully presented GROUND FLOOR apartment offers TWO Bedrooms and generous living space throughout. The property is ideally located for Rotherham, Sheffield, Rotherham District General Hospital, amenities on your doorstep and provides excellent access to the M1 motorway, making it perfect purchase for FIRST TIME BUYERS, INVESTORS OR DOWNSIZERS. This immaculate apartment comprises a spacious open plan Lounge with patio doors overlooking the garden area, a fitted Kitchen area with integrated appliances. The Master Bedroom benefits from an En-suite shower room with a full-sized shower, while the second Bedroom is of a good size and a modern family Bathroom with bath. Additional benefits include double glazing, gas-fired central heating, secure entry system, an allocated parking space and well-maintained communal gardens adding to the overall appeal of this attractive home. Early



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and for guidance only. Prospective buyers are advised to make their own arrangements to verify the details. The plan is not to scale and is provided for guidance only.

ACCOMMODATION

- **Beautifully presented GROUND FLOOR Apartment**
- **Open Plan Lounge/ Diner with Fitted Kitchen & Built in appliances**
- **Two Generously Sized Bedrooms**
- **En suite & Family Bathroom**
- **UPVC Double Glazed Windows & Gas Fired Central Heating**
- **Communal Gardens & Allocated Parking Space**
- **Popular Residential Location close to Schools, Shops and Commuter Transport Links**
- **Leasehold / Council Tax Band C**



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EPC
ORDERED

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