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FOR YOUR NEXT MOVE...

Victoria Road, Parkgate Rotherham S62 6BA

Offers in the Region Of £200,000

Bartons Sales & Lettings, 51-53 Moorgate Street , Rotherham, S60 2EY
Phone: 01709 515740, Email: info@bartons-net.co.uk
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- **Detached Home with Peaceful Woodland Outlook**
- **Kitchen with Island, Walk In Pantry / Utility Room & WC**
- **Bedroom Two with Fitted Wardrobes & En-suite Shower Room**
- **Summer House with Electrics & Large Shed**
- **Open Plan Lounge Diner & Conservatory with Bi-folding Doors**
- **Bedroom One with Walk In Wardrobe & Four Piece Suite Bathroom**
- **Outstanding Rear Garden with Water Feature & Pond**
- **Paved Driveway & Storage Garage/ Workshop**

**** Spacious Two-Bedroom Detached Home with Woodland Outlook ****

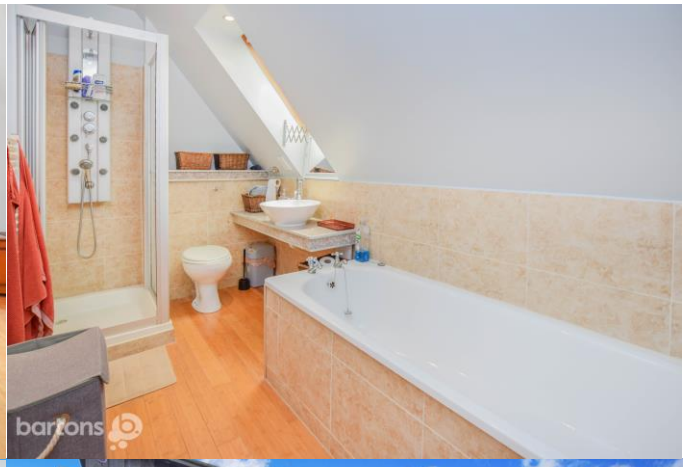
Tucked away in a private no-through-road position, this spacious and characterful two-bedroom detached home enjoys a peaceful setting with attractive woodland views. T

he ground floor features a well-appointed kitchen with a central island and walk-in pantry, along with a separate utility room and convenient WC. A large open plan lounge-diner provides an excellent living and entertaining space, flowing into a bright conservatory with bi-folding doors that open directly onto the garden.

Upstairs, a striking gallery landing with Velux windows offers lovely views across the surrounding woodland. There are two generously sized bedrooms, both benefitting from their own bathrooms.

Outside, the property boasts an impressive garden complete with a water feature and pond, creating a tranquil outdoor retreat. Additional features include a summer house with electrics and a large shed for extra storage.

To the front, there is a paved driveway providing off-road parking along with a storage garage.



GROUND FLOOR
1008 sq.ft. (93.6 sq.m.) approx.

1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.

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TOTAL FLOOR AREA : 1577 sq.ft. (146.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate (EPC) If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

Mortgage Services - Make it a great move with a GR8 Mortgage.

Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that ,if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.
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**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**