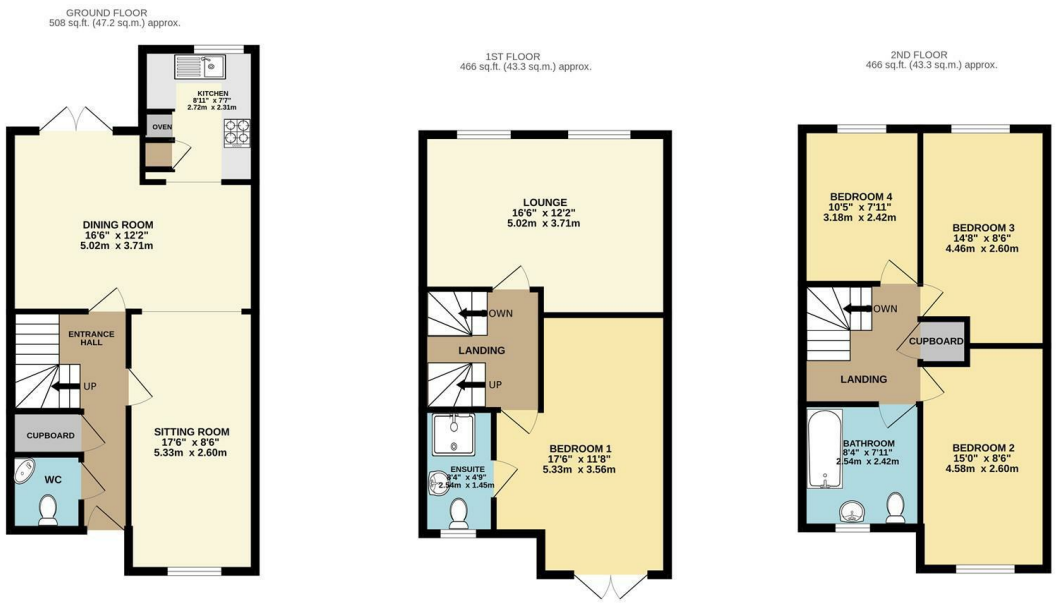

TOTAL FLOOR AREA : 1440 sq.ft. (133.8 sq.m.) approx.

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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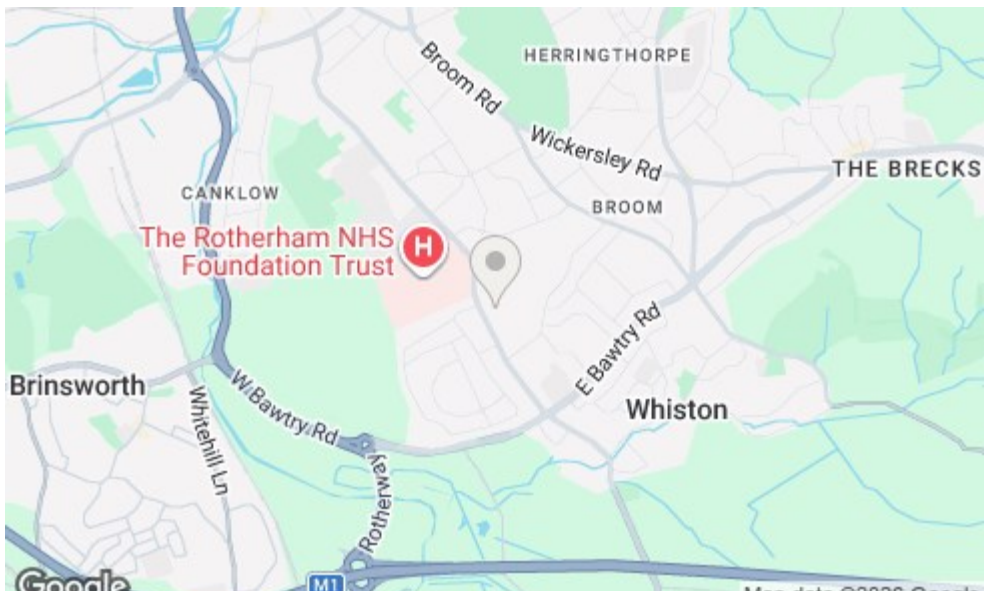

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EADON LOCKWOOD & RIDDLE
ESTD 1840

19, Rockingham Gardens, Rotherham, S60 3BL

Guide Price £300,000

19 Rockingham Gardens, Rotherham, S60 3BL

Description
Guide price £300000 to £325000

Situated within this highly sought-after area of Moorgate, this fabulous four-bedroom mid terrace property offers spacious and beautifully presented accommodation throughout, making it the perfect purchase for growing families and professional couples alike. Ideally positioned close to local amenities, Rotherham Hospital, well respected schools and excellent motorway links to the M1, this stunning home combines modern living with superb convenience.

Upon entering the property, you are welcomed by a bright and inviting entrance hall with stairs rising to all floors and a convenient ground floor W.C. The tastefully decorated sitting room provides a cosy yet stylish living space and flows seamlessly into the dining room, where French doors open onto the rear garden, creating the ideal setting for both family living and entertaining.

The contemporary kitchen is fitted with an attractive range of walnut effect wall and base units and benefits from integrated appliances, offering both practicality and style for modern day living.

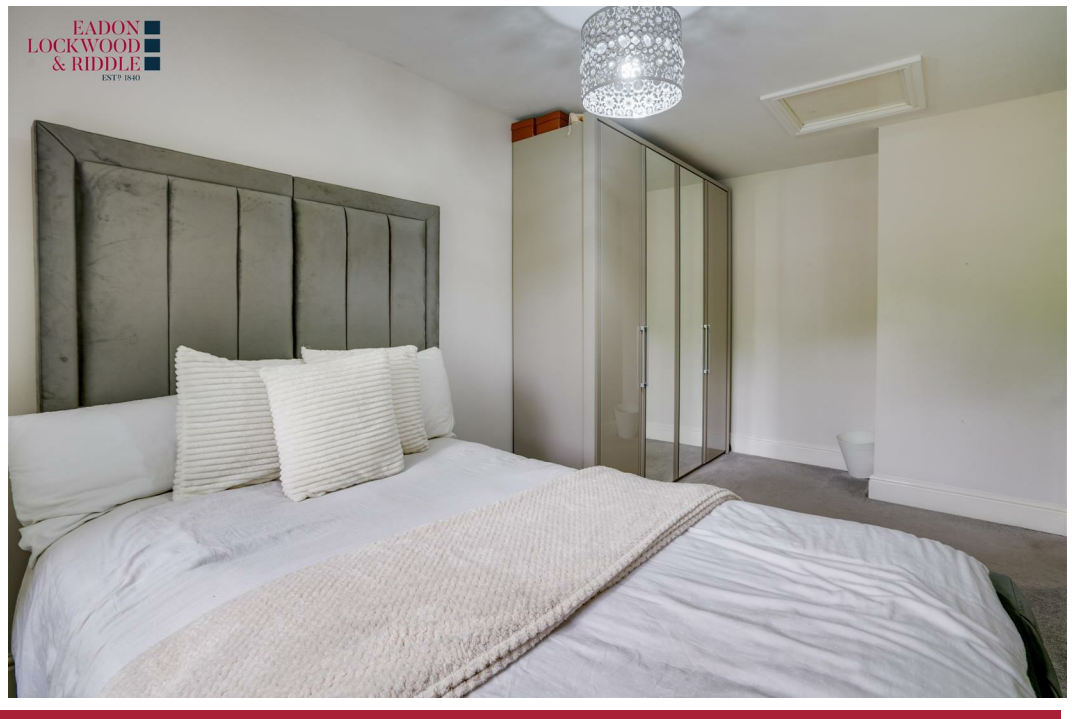
To the first floor, the spacious lounge provides a wonderful additional reception space, perfect for relaxing with family or entertaining guests. The impressive master bedroom enjoys French style doors opening onto a Juliet balcony and is further enhanced by a modern en suite shower room.

The second floor hosts three further well-proportioned bedrooms, all beautifully presented and ideal for family accommodation, home working or guest rooms. These rooms are served by a stylish family bathroom featuring a contemporary white three-piece suite.

Externally, the property continues to impress. To the front is a small lawned garden alongside a driveway leading to a single garage and benefiting from an EV car charging point, providing excellent convenience for modern family living. To the rear is an enclosed family-friendly garden with patio seating area and lawn, perfect for outdoor entertaining and children's play.

This energy-efficient home benefits from an EPC rating of B, helping to reduce energy costs while providing a comfortable and sustainable living environment all year round.

This exceptional property truly must be viewed to fully appreciate the size, standard and location on offer. Positioned within close proximity to good schools, convenient local amenities and boasting excellent commuter links, this is a perfect family home in a prime residential location.

Call today to arrange your viewing.

- Fabulous four-bedroom mid-terrace family home
- Beautifully presented and tastefully decorated throughout
- Spacious accommodation arranged over three floors
- Stylish kitchen with walnut effect units and integrated appliances
- Impressive master bedroom with Juliet balcony and en suite
- Enclosed rear garden with patio seating area and lawn
- Driveway and single garage providing off-road parking
- Prime Moorgate location close to schools, amenities, Rotherham Hospital and M1 links
- Freehold / Council Tax Band D / EPC Rating 'B'
- Early Viewing is highly recommended