



Moorgate Road, Moorgate, Rotherham, S60

CHARACTER, STYLE AND ELEGANCE ABOUND WITHIN THIS STUNNING SEVEN BEDROOMED VICTORIAN RESIDENCE.

A stunning victorian home within this premier Moorgate location. With versatile accommodation in excess of 2,800 square feet extending over three floors which includes seven double bedrooms and three bathrooms. Immaculately presented throughout this beautiful family home has large gardens with terrace, parking areas for 3/4 cars and close proximity to Rotherham hospital, the M1 motorway, Meadowhall and Sheffield city centre.

Entrance Hall With double glazed door to the front, tiled and oak flooring, staircase rising to first floor.

Side Entrance Porch 3.71 x 1.97. With double glazed French doors to the side and tiled floor.

Cloakroom/WC Tiling to floor and part to walls, wc and wash basin in white, access to utility room.

Breakfast Kitchen 4.55 x 3.97. With front aspect and a range of fitted units with work surfaces. Sink with mixer, vinyl floor, access to cellar.

Living Room 6.0 x 3.94. Maximum measurements to bay.

With front aspect bay window, original oak floor, focal dark wood fire surround with tiled inlay and hearth and open flame gas fire.

Dining Room 4.55 x 3.79. With double glazed French doors to the front, feature dog grate fireplace and oak floor.

Sitting Room 4.55 x 3.80. With rear aspect, focal dark wood fire surround with Victorian tiled inlay and hearth and cast iron grate.

First floor landing With rear aspect and staircase rising to top floor.

Family Bathroom 2.86 x 2.55. With white suite comprising, wc, wash basin, bidet and free standing bath with mixer attachment. Laminate floor, half wall tiling, downlights and towel rail/radiator.

Further WC 2.72 x 1.0. With wc and wash basin with vanity in white. Fully tiled floor and walls.

Master Bedroom 4.50 x 4.00. With front aspect and laminate floor.

En suite shower room. 2.90 x 1.93. With wc, wash basin with drawers and walk in shower area with glass screen and monsoon head. Towel rail/radiator, downlights, extensive wall tiling, airing cupboard.

Bedroom Two 4.49 x 3.81. With front aspect and laminate.

Bedroom Three 4.53 x 2.93. With rear aspect and laminate floor.

Top floor landing With rear Velux window.

Bedroom Four 4.98 x 4.55. With rear Velux window and laminate floor.

Bedroom Five 4.55 x 4.22. With front Velux window and laminate floor.

Bedroom Six 4.55 x 3.04. With side aspect and laminate floor.

Bedroom Seven 4.55 x 2.81. With side aspect.

Outside The property is approached from Moorgate Drive over a private drive with secure automated gated entry. There are car parking areas suitable for three vehicles adjacent to the drive.

To the rear (roadside) is a small lawned garden and to the front extensive enclosed lawned gardens with raised stone paved terrace in front of the house.

There is the potential to create further car standing/garaging to the grounds subject to planning consent.



- Victorian house in stone
- Over 2500 square feet
- Seven bedrooms and three bathrooms
- Large rear garden
- Private drive with gated entry
- Premier Moorgate location
- Extensive and versatile accommodation
- Central heating and double glazing

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

