



# Woodfoot Road, Moorgate, Rotherham, S60

## QUALITY LOCATION, DETACHED BUNGALOW, LOVELY GARDENS, LONG DRIVE AND DOUBLE TANDEM GARAGE.

Upon this ever popular and sought after development a three bedroom detached bungalow which stands within attractive gardens to front and rear and long drive to the front to a double tandem style detached garage. With central heating and double glazing, en suite wc to the master bedroom this well presented and located bungalow certainly warrants consideration. Within short drive of suburban shopping amenities, Rotherham town centre and the M1 motorway junction 33 at Whiston.

**Entrance Porch** With tiled floor and double glazed front door.

**Entrance Hall** With cloaks cupboard and access to the loft.

**Breakfast Kitchen** 3.90 x 3.69. (Maximum measurements)

With double glazed rear door and rear aspect window. There are a range of lightwood fitted units with work surfaces, one and a half bowl sink with mixer tap and plumbing for washer and dishwasher. Concealed gas boiler, downlights to ceiling, half wall tiling and appliances of electric hob, oven and extractor hood.

**Lounge/Dining Room** 6.06 x 3.90. A large room with front aspect bay window and marble fire surround with living flame gas fire.

**Bedroom One** 3.11 x 3.05. With rear aspect and full length mirror wardrobes to one wall.

**Bedroom Two** 3.11 x 2.88. An extended bedroom with front aspect.

**Bedroom Three** 2.44 x 2.20. With rear aspect.

**En Suite Wc** 1.45 x 1.08. With wc and wash basin in white. Tiling to the basin.

**Bathroom** A well appointed bathroom with white suite comprising wc, wash basin with vanity and bath with electric shower and screen. Fully tiled floor and walls, airing cupboard, downlights and side aspect window.

**Outside** To the rear of the bungalow are attractive gardens with lawns, retaining walls, shrub beds and greenhouse. Outside tap and raised paved terrace at the rear boundary providing views to the south. To the front are open plan lawned gardens with long block paved drive leading to the garage. There is a paved path to the front and also to the side.

**Double Tandem Garage** 8.73 x 2.66. With up and over entry door, light, power and rear access door.



- Three bedroom detached bungalow.
- Central heating and double glazing.
- Attractive gardens
- Long drive and double garage
- Short drive to amenities and the M1
- Easy access to Sheffield
- En suite wc to the master bedroom
- Well presented throughout

### 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.

## Ground Floor



This plan is used for illustration purposes only  
Plan produced using PlanUp.