



Hall Road, Moorgate, Rotherham, S60

IMMACULATE STANDARDS WITHIN, EXTENDED SEMI DETACHED, LOVELY GARDEN WITH VIEWS, DRIVEWAY AND GARAGE!

Within this ever popular and convenient location close to Rotherham Town Centre and the M1 motorway a very well presented and extended three bedroom semi detached home. Including central heating and double glazing along with attractive front and rear gardens, drive and garage this family home would also suit first timers and has been lovingly maintained over many years. Particular features include the soundproofing to the music/dining room, CCTV, security alarm, rear extension and fitted kitchen although there are many more attributes that can be fully appreciated upon inspection. All in all a fabulous example of its type!

Entrance Hall With double glazed front door, small under stairs store cupboard and stairs rising to the first floor.

Extended Kitchen 5.08 x 2.30. (Maximum measurements)

Incorporating the rear extension and with a range of fitted shaker style units with roll edge work surfaces. One and a half bowl sink with mixer tap, tiling to the sink and work surface area, plumbing for washer, wine racking and concealed Worcester gas boiler. Double glazed external door to the side, rear aspect window and cooking appliances of gas hob with extractor and electric oven.

Extended Dining/Music Room 3.94 x 2.12. Presently used as a bespoke soundproofed music room but easily reinstated if required. This versatile room has rear aspect window with aluminium double glazed doors.

Lounge 5.48 x 3.04. A comfortable living room with front aspect and focal fire surround with tiled inlay, hearth and inset electric fire.

Ground Floor Bathroom 1.88 x 1.66. With suite comprising wc, wash basin and bath with electric shower and further mixer shower. Fully tiled floor and walls and side aspect window.

First Floor Landing With side aspect window and ladder access to the boarded loft area which has a light.

Bedroom One 3.31 x 3.05. (Minimum measurements to wardrobes)

With front aspect and full length mirror wardrobes to one wall.

Bedroom Two 3.62 x 2.33. With rear aspect, views and former airing cupboard.

Bedroom Three 2.43 x 2.65. With rear aspect and presently used as a study.

Outside To the front of the property is a surfaced forecourt/shrub garden with decorative garden walls and adjacent driveway leading from front to rear and the garage. Outside lighting to the front and side and integral store to the side. To the rear are attractive, well thought out and defined split level gardens with patio and shrub areas, outside lighting and tap and views into the valley and beyond. There is also a sectional storage room which has light, power and alarm.

Detached Garage 5.47 x 2.53. A detached sectional garage with light, power, up and over entry door and access door to the side with external security gate. The garage is alarmed.

Note on Soundproofing The property benefits from a bespoke soundproofing system which is installed predominantly within the music room. The party walls are also soundproofed.

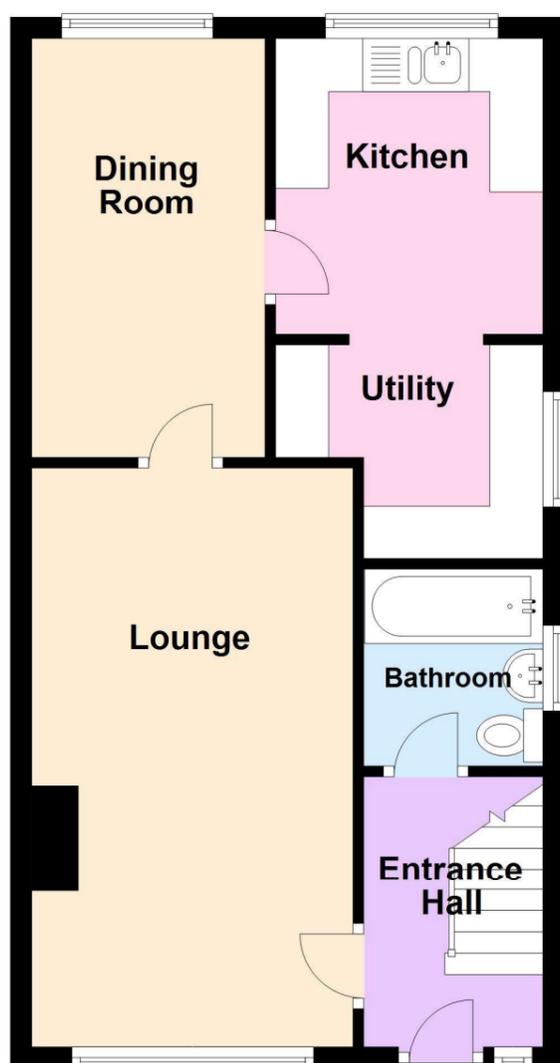


- Extended semi detached house
- Three bedrooms
- Popular and convenient location
- Fitted Kitchen
- Central heating and double glazing
- Lovely front and rear gardens
- Views to the rear
- Detached Garage

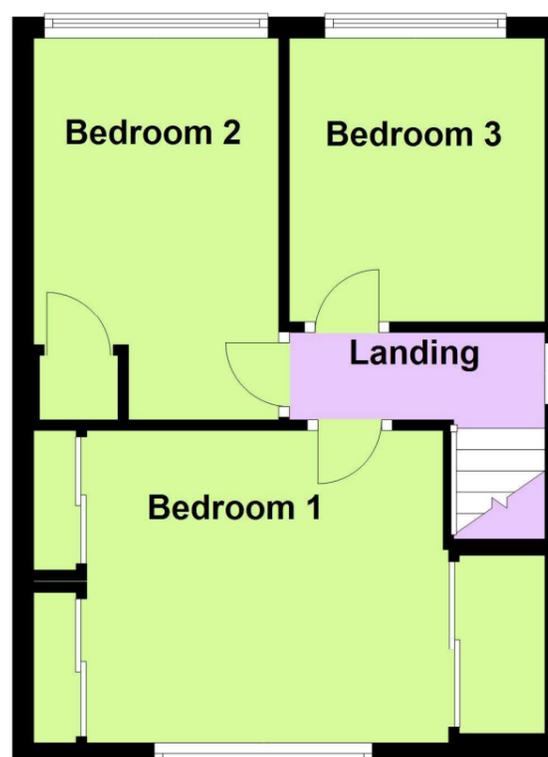
Disclaimer

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



First Floor



Total area: approx. 77.0 sq. metres (829.3 sq. feet)

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