



Hall Road, Moorgate



New to the market is this spacious semi-detached home, within a sought after Moorgate location which is handy for town, shops, Rotherham Hospital, schools and transport links making it an IDEAL FAMILY PURCHASE.

In brief property comprises; Entrance Hall \* Lounge \* Dining Room \* Kitchen \* Sitting Room \* Three Bedrooms \* Bathroom \* Lawn Garden and Patio \* Driveway \* INTEGRAL GARAGE.

Offers in the region of: £180,000



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## ACCOMMODATION

- Three Bedroom Semi-Detached Home
- Three Reception Rooms
- Sought After Moorgate Location
- Convenient for Shops, Schools, Town Centre & the Hospital
- Rear Lawn Garden & Patio Seating Area
- Driveway & Integral Garage
- FREEHOLD / Council Tax Band C



GROUND FLOOR  
678 sq ft. (63.0 sq.m.) approx.

1ST FLOOR  
401 sq ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq ft. (100.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchase. The services, systems and equipment shown have not been tested and no guarantee is given for their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

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