

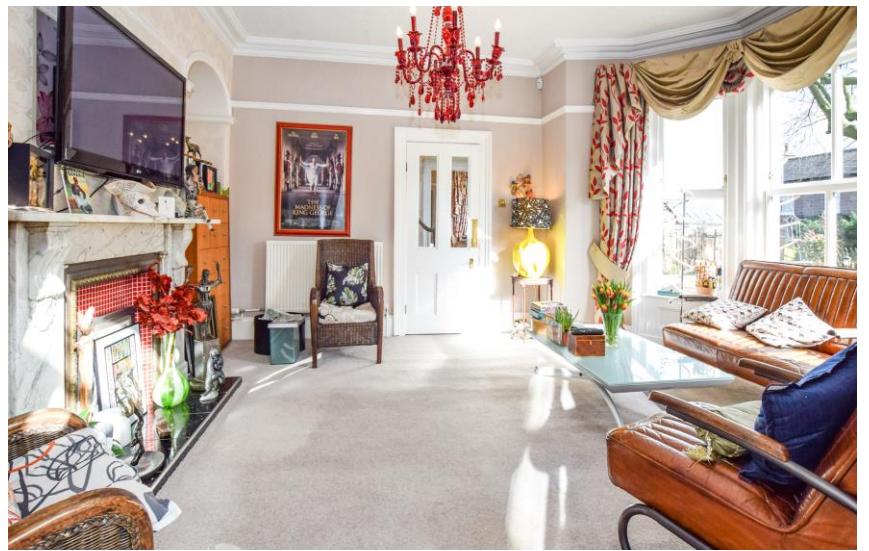


## Whiston Grove, Moorgate



Guide Price £500,000 to £525,000

This very special VICTORIAN PERIOD detached residence is appointed to an EXTREMELY HIGH STANDARD throughout, retaining many original features, and very individual in its sympathetic refurbishment and design. It is beautifully presented throughout, provides accommodation approaching 2500 sq ft in size, and stands upon a sizeable plot of approximately 1/3 acre in size within a highly regarded Moorgate location. The original Rotherham Red Stone property is believed to be dated back to the 1870's and has been extended with the addition of a fabulous ORANGERY and SELF CONTAINED STUDIO OFFICE BUILDING which has a separate Kitchen facility and could be appealing to home workers or those with a dependent relative. Externally the property stands within privately secured landscaped mature gardens with a raised wooden sun decked patio seating area and with a remotely operated secure wooden gate providing secure parking. Viewing strongly advised - STRICTLY BY APPOINTMENT.



GROUND FLOOR  
1599 sq.ft. (148.6 sq.m.) approx.



TOTAL FLOOR AREA - 2269 sq ft. (212.9 sq.m.) approx.

Whilst every effort 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, fixtures and fittings shown in the plan have not been tested and no guarantee as to their operability or efficiency can be given.

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## ACCOMMODATION

- Victorian Period Four Bedroom Detached Family Home
- Stunning throughout with sizeable Orangery with CINEMA SCREEN
- HOME OFFICE / STUDIO with separate Kitchen Facilities
- Three Reception Rooms, Stylish Modern Breakfasting Kitchen and Utility Room
- Highly regarded location close to Town, Rotherham Hospital and Schools
- En-Suite Shower Room and Luxury Modern Family Bathroom
- **VIEWING ADVISED - by appointment ONLY**



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