



Hall Road, Moorgate



Guide Price £160,000 to £165,000. This beautifully presented and recently refurbished Three Bedroom Semi-Detached Home is located within a sought after Moorgate location and makes a PERFECT FAMILY PURCHASE being in close proximity of town, Schools, shops, public and commuter transport links. Accommodation in brief comprises; Entrance Hall * Lounge * Open Plan Modern Kitchen Dining with Integral Appliances * Three Ample Bedrooms * Shower Room * Plentiful Off Road Parking * Detached Garage * Lawn Garden and Patio Area. This property is Freehold and Viewing Visits are Strictly by Appointment Only ** Video Viewing Available.

Guide Price £160,000 to £165,00



ACCOMMODATION

- Three Bedroom Semi-Detached Home
- Modern Open Plan Kitchen Dining
- Kitchen having Integral Appliances
- Sought After Moorgate Location
- Off Road Parking & Detached Garage
- Lawn Garden & Patio
- Freehold Property
- Free Mortgage Advice Available



GROUND FLOOR
383 sq. ft. (35.6 sq.m.) approx.

FIRST FLOOR
388 sq. ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq. ft. (71.6 sq.m.) approx.
Global energy ratings have been made in reliance on the accuracy of the information provided. Measurements of doors, windows, chimneys and any other items are not guaranteed and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given that they are in working order or that they are of the type or make shown.



51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY
 T: 01709 515740 E: info@bartons-net.co.uk

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. These particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Any areas of measurement or distances are approximate. Please note that we have not tested the services or any of the equipment in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Printed by Facefirst Ltd 01670 713330