

## Shawsfield Road, Moorgate



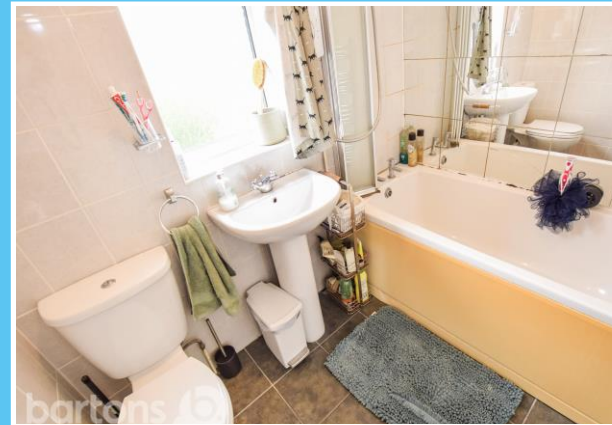
**Guide Price £150,000 to £160,000** - This three bedroom bay windowed semi-detached is located within a popular residential area which is close to Rotherham Hospital, Primary and Secondary Schools and College, and bus routes making it an **IDEAL FAMILY PURCHASE**. It has been competitively priced to achieve an earlier sale so we would encourage any interested parties to book a viewing appointment at the earliest opportunity. Accommodation briefly comprises: Entrance Hall with built-in storage, Lounge, Separate Dining Room, Fitted Kitchen, three ample sized Bedrooms and a family Bathroom. Externally it has an enclosed rear garden and attached outbuilding and WC providing useful storage space. **VIEWINGS STRICTLY BY APPOINTMENT.**





## ACCOMMODATION

- Appealing Three Bedroom Semi-Detached
- \*Competitively Priced to achieve an early sale\*
- Great Location close to Rotherham Hospital, Schools and Transport Links
- Two Separate Reception Rooms, Attractive Fitted Kitchen
- Ample Bedroom Sizes, Attached Outbuildings
- EARLY VIEWING ADVISED - Appointment Only



GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency on the date shown.  
Made with Metreplan (2023)

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

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