



- Most attractive double fronted semi-detached family residence
- Convenient cul-de-sac location off Moorgate Road
- Retains a wealth of original features, including fireplaces, moulding, balustrade etc
- Gas central heating & uPVC windows
- Cosmetic improvement needed together with localised structural repair (see note below)
- Two large reception rooms, dining kitchen & office on the ground floor
- Four first floor bedrooms & two bathrooms
- Large attic bedroom with landing offering additional potential
- Extensive basement cellar areas
- Block paved driveway & garden at the front

Ground Floor

Reception hall 5.32m x 3.50m
Lounge 7.69m x 4.63m
Dining room 5.29m x 4.21m
Dining kitchen 4.42m x 4.20m
Office 3.44m x 2.94m

Basement

Extensive cellars

First Floor

Landing
Rear bedroom one 4.51m x 3.88m with built in wardrobes
Front bedroom two 4.28m x 4.31m with built in wardrobes
Front bedroom three 4.65m x 3.85m with built in wardrobes
Front bedroom four 3.35m x 1.75m
Bathroom one 3.39m x 2.98m having been refurbished & having a full white suite including roll top bath & separate shower cubicle
Bathroom two 3.18m x 2.19m

Separate WC

Second Floor

Large landing 5.77m x 3.31m with potential as a study or dressing area to the attic, or a possible sixth bedroom

Attic bedroom five 5.90m x 3.88m

Outside

Front garden area with block paved driveway

Rear enclosed yard with separate access to basement

Note: The property displays localised settlement to the rear wall which has been the subject of further investigation and an engineers report. This is available for information purposes only and interested parties are advised to satisfy themselves with regards to the work necessary and related costs. If a mortgage is required,



interested parties are advised to draw attention to this prior to application.

EPC Rating D

A full copy of the EPC will be available to view via our website

VIEWING

Strictly by appointment with the auctioneers 01142760151 or reception@markjenkinson.co.uk

SOLICITORS

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