



2 Boston Castle Grove, Moorgate, Rotherham, S60 2BA

**Offers In The Region Of £300,000**

A viewing is highly recommended of this three bedroom semi detached property which has been modernised whilst still offering character. Located within a sought after area of Moorgate. Large garden to rear, drive and garage. Open plan living to ground floor, open plan modern dining/ kitchen with modern units and integrated appliances. Ground floor W.C. Three bedrooms and modern bathroom suite in white. Situated in a popular location with access to Schools, Rotherham Hospital, local amenities and local transport to Rotherham, Sheffield and Motorway Networks. NO VENDOR CHAIN.



### Entrance Porch

With double glazed entrance door leading to entrance hallway.

### Entrance Hallway



Leading to dining/ kitchen, with door opens to ground floor W.C., understairs storage cupboard and stairs rising to first floor. Modern wooden flooring. Central heating radiator.

### Dining/ Kitchen 20'4" x 10'9" (6.21m x 3.30m)



Recently modernised open plan dining/kitchen, with modern tasteful high gloss units, integrated appliances with quartz work surfaces and splashback. Integrated electric oven, gas hob and extractor fan, dishwasher, microwave and Fridge/ freezer. Modern wooden flooring. Housing sink unit with modern taps with rear UPVC window. Rear Box window. Spotlights to ceiling and rear door opens to rear garden. Gas central heating radiator. Archway opens to lounge.

### Lounge 13'10" x 10'9" (4.22 x 3.30m)



Archway open to lounge, Front UPVC Bay window, fireplace with gas fire, surround and hearth. Gas central heating radiator.

### First Floor

Stairs rise to first floor with landing, side UPVC window, doors leading to bedrooms and bathroom.

### Ground Floor W.C.



Modern suite in white comprising of low flush W.C. and sink unit. Splashback wall panels and tiled flooring.

### Bedroom One 13'10" x 10'9" (4.22m x 3.30m)



Front UPVC bay window, gas central heating radiator.

### Bedroom Two 12'0" x 10'9" (3.66m x 3.30m)



Rear UPVC window and gas central heating radiator.

### Bedroom Three 8'10" x 8'10" (2.71m x 2.70m)



Rear UPVC window and side UPVC window. Gas central heating radiator.

### Bathroom 6'5" x 6'5" (1.96m x 1.96m)



Recently fitted modern suite in white, comprising of Porcelain shower bath, low flush W.C. and vanity unit housing Porcelain sink, with modern brushed brass taps and accessories. Brushed brass Rainfall shower over bath with screening. Modern splashback panels flooring and spotlights. Brushed brass towel rail and Front UPVC window.

### Garage 19'9" x 11'4" (6.03m x 3.47m)

Driveway leads to attached garage with up and over door, side door, lighting and power and rear window.

### Outside



Front drive and pathway leads to stepped front entrance, with shrubs to front and gated side pathway leads to rear, with outbuilding, large rear garden mainly laid to lawn. with trees and shrubs,

### Additional Information

Council Tax Band B

Tenure Freehold

Property Type Three bedroomed semi detached.

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and

open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Drive and garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

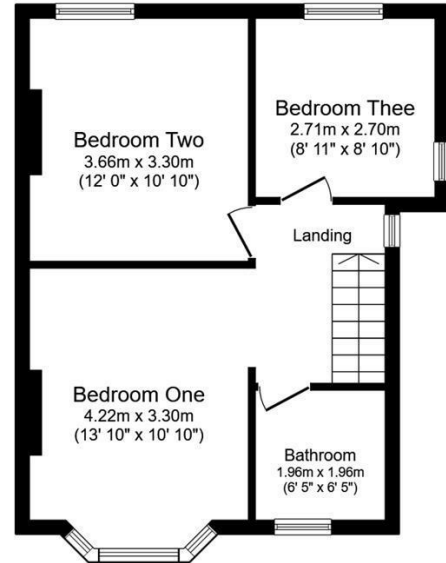
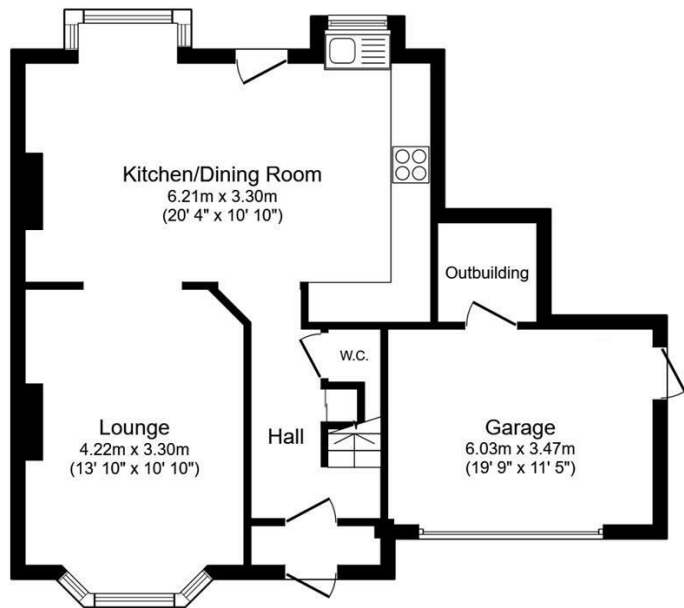
All buyers are advised to check the Coal Authority website

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.



Floor Plan



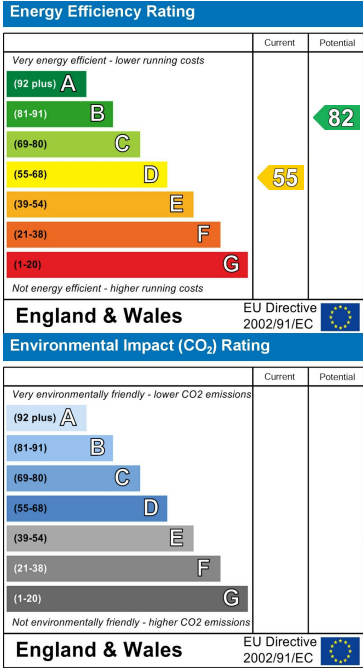
Total floor area: 103.6 sq.m. (1,115 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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**Merryweathers (Rotherham) Limited** 14-16 Ship Hill, Rotherham, S60 2HG

**Tel: 01709 375591** E-mail: [residential@merryweathers.co.uk](mailto:residential@merryweathers.co.uk)

**Offices also at: Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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