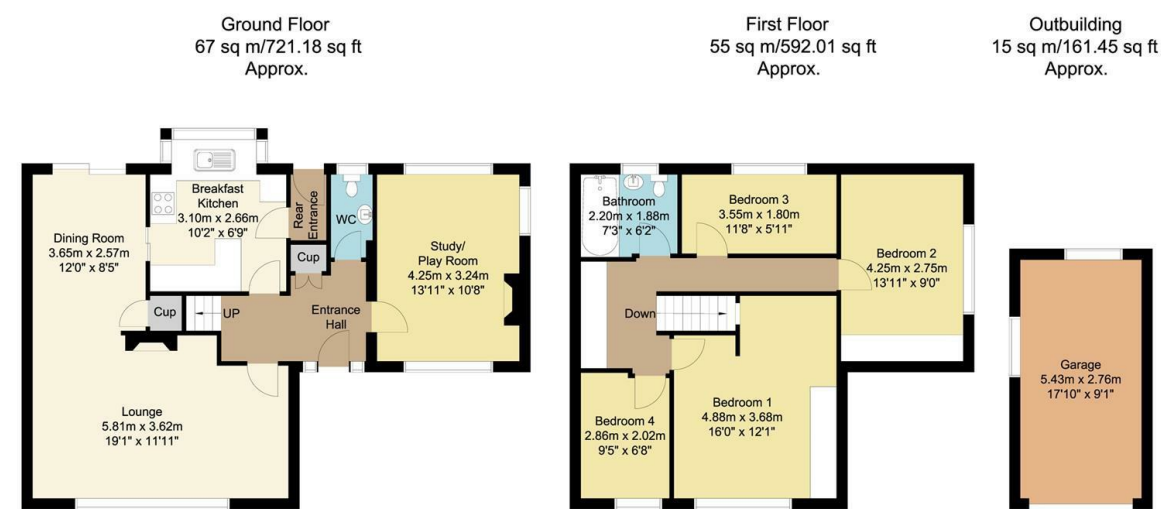
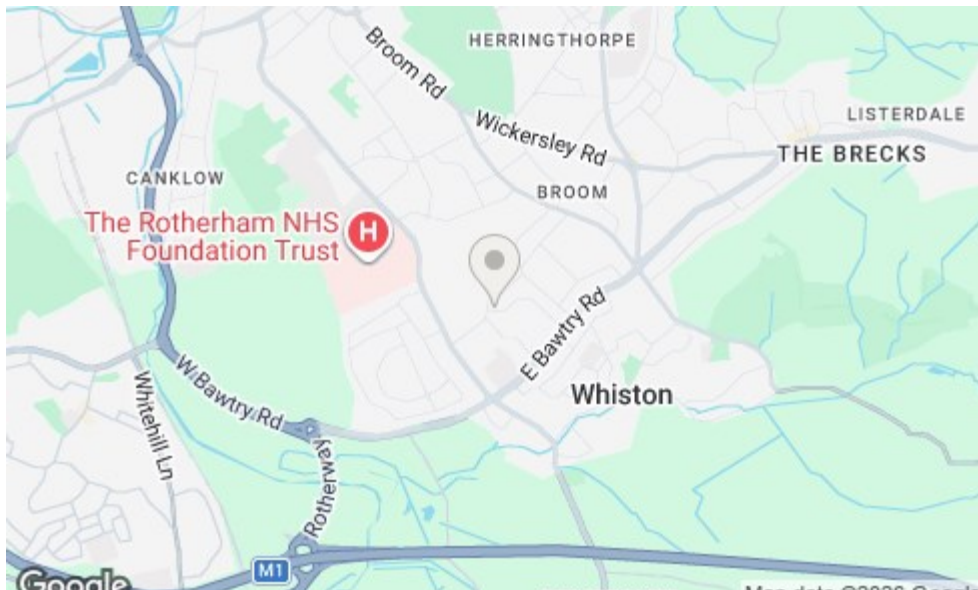
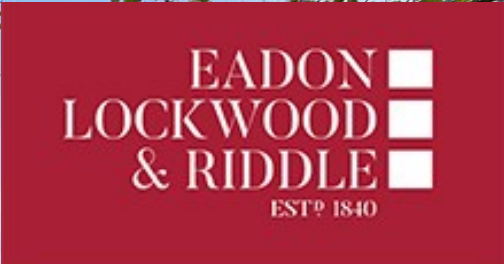




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2026



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102 Newman Road, Rotherham, S60 3JD

Description
ELR are delighted to present to the open market this superb family home, occupying a generous corner plot in the highly sought-after Moorgate area. This extended four-bedroom semi-detached property offers spacious and versatile accommodation, with excellent potential for further enhancement and personalisation. The property is also offered with no onward chain.

Upon entering, you are greeted by a bright and welcoming entrance hall, which leads through to an impressive L-shaped lounge and dining area, perfectly suited for both everyday living and entertaining. The contemporary kitchen provides a stylish yet practical workspace, while an additional flexible room, currently utilised as a study/playroom, can easily adapt to a variety of needs. A convenient ground floor WC completes the layout.

To the first floor, the property features four well-proportioned bedrooms, ideal for growing families. The principal bedroom benefits from fitted wardrobes, and all rooms are served by a modern family bathroom.

Externally, the home continues to impress. The front garden is attractively maintained, with a lawn, mature trees, and established shrubs enhancing its kerb appeal. A driveway provides off-road parking and leads to a detached garage. To the rear, a delightful garden offers a peaceful retreat, complete with established planting, a well-kept lawn, and a charming patio area, ideal for outdoor dining and relaxation.

Conveniently located close to local amenities, highly regarded schools, the motorway network, the town centre, and Rotherham Hospital, this property presents an excellent opportunity for families and a wide range of buyers.

Early viewing is strongly recommended! Contact us today to arrange your appointment.

- Extended four-bedroom semi-detached home in the highly sought-after Moorgate area
- Generous corner plot offering excellent outdoor space and future potential
- Spacious L-shaped lounge and dining area, ideal for family living and entertaining
- Versatile additional room, perfect as a study, playroom, or second sitting room
- Attractive front lawn, driveway, and detached garage providing ample parking
- Delightful rear garden with mature trees, neat lawn, and patio area for outdoor enjoyment
- Excellent transport links with convenient access to the motorway network
- Positioned in a desirable area with a great balance of convenience and lifestyle
- Freehold / Council Tax Band D
- Early viewing is highly recommended

