



TOTAL FLOOR AREA: 1373 sq.ft. (127.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



9, Redrock Road, Rotherham, S60 3JP

Guide Price £275,000

9 Redrock Road, Rotherham, S60 3JP

GUIDE PRICE £275,000 - £300,000

Welcome to this charming 2/3 BEDROOM DORMER BUNGALOW, nestled in the highly sought-after Moorgate area and offering the perfect blend of comfort, convenience, and style. Whether you are a couple, a growing family, or a discerning commuter, this home caters to all your needs with its exceptional features and prime location.

As you approach the property, you'll be greeted by a welcoming front porch that leads into a generous hallway. From here, you have direct access to all the main downstairs rooms and a staircase leading to the first floor.

On the ground floor, you are welcomed into a spacious lounge diner, perfect for both relaxing and entertaining. The kitchen is well-equipped with an abundance of wall and base units, providing ample storage and workspace for all your culinary adventures. Two conveniently placed storage cupboards in the hallway offer practical solutions for keeping your home organised.

A handy downstairs WC adds to the home's convenience. Also on this level is the third bedroom, currently used as a dining area. This room boasts French doors that open to a delightful rear garden, creating an ideal space for dining and relaxation with a beautiful view.

Upstairs, you'll find two comfortable bedrooms, each featuring fitted wardrobes that maximise storage space and help keep everything neat and tidy. The additional eaves storage provides even more solutions for keeping your home organized and clutter-free. The first floor also includes a well-appointed bathroom, complete with a shower over the bath.

The front of the property greets you with a charming lawn, offering a warm and picturesque welcome. The spacious driveway leads to the integral garage, providing ample parking and making everyday comings and goings effortless.

At the rear, the impressive enclosed garden presents a private oasis perfect for outdoor enjoyment. With a lush lawn and a delightful patio area, it's ideal for hosting gatherings or simply savouring peaceful moments in the serene surroundings.

Situated in the heart of Moorgate, this beautiful property offers an ideal location for those seeking a blend of tranquility and convenience. Residents enjoy close proximity to local amenities, highly regarded schools, Rotherham hospital and public transport. The property's location also provides easy access to major transport links, including the M1 motorway and the Sheffield Parkway, making it an excellent choice for commuters.

This delightful dormer bungalow offers everything you need for a comfortable family life. From the spacious interiors to the beautiful gardens, it's designed for those who appreciate quality and style. With its versatile rooms and modern conveniences, it's a home that grows with you and adapts to your family's changing needs.

Don't miss the opportunity to make this lovely property your home. Schedule a viewing today to experience all that it has to offer!

- DELIGHTFUL DETACHED DORMER BUNGALOW
- TWO / THREE BEDROOMS
- DESIRABLE LOCATION
- PERFECT FOR COUPLES OR FAMILIES
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- FABULOUS REAR GARDEN WITH PATIO AREA
- SINGLE GARAGE AND SPACIOUS DRIVEWAY
- CLOSE TO M1 / SHEFFIELD PARKWAY
- FREEHOLD / TAX BAND D
- EARLY VIEWING IS ESSENTIAL

