



Haworth Crescent, Moorgate Rotherham S60 3BW

welcome to

Haworth Crescent, Moorgate Rotherham

SOMETHING A LITTLE BIT DIFFERENT - Offered to the market is this excellent family home situated on a desirable estate. With its abundant indoor space and views over neighbouring fields - this isn't one to be missed. CALL TODAY TO BOOK YOUR VIEWING!



Ground Floor Entrance Hall

Having a side facing double glazed door & radiator providing access to the downstairs WC & the Reception Room/Dining Room.

Reception Room / Dining Room

Having a front & rear facing double glazed window, radiator & staircases leading to the bottom floor & the first floor.

Kitchen

Fitted with wall & base units housing the integrated hob, oven & extractor fan with space & plumbing for a washing machine & dishwasher. Having a front facing double glazed window, radiator & built in storage cupboard.

Bottom Floor Lounge

Having a rear facing double glazed window & sliding doors leading to the garden, a radiator & feature fireplace.

First Floor Bedroom One

Having a front & rear facing double glazed window, radiator, built in storage & provides access to the loft.

Bedroom Two

Having a front facing double glazed window & radiator.

Bathroom

Being a fully tiled room fitted with a bath & separate shower cubicle, hand wash basin & WC. Having a radiator & spotlights.

Second Floor Bedroom Three

Having a rear facing double glazed window & radiator.

Bedroom Four

Having a rear facing double glazed window, radiator & built in storage.

Outside

To the front of the property is a driveway & garage providing off road parking.

To the rear is a generous sized lawned garden with a patio area.



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welcome to

Haworth Crescent, Moorgate Rotherham

- Four bedroom detached property - over four floors
- Beautifully presented & spacious throughout
- Perfect family purchase
- Drive & garage providing off road parking
- Front & rear gardens

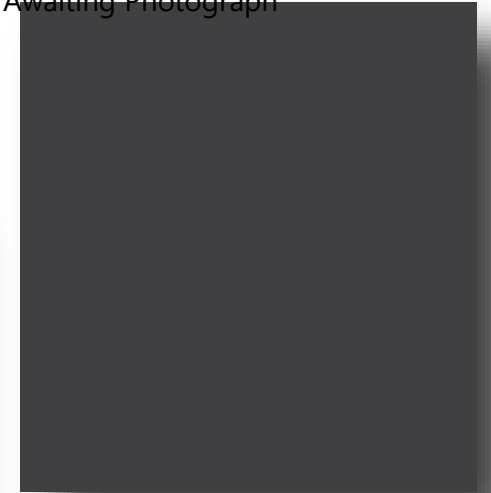
Tenure: Freehold EPC Rating: D

Council Tax Band: E

£350,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF117558 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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