

FOR SALE



Acres View, Moorgate
Guide Price £250,000

MARTIN&CO



Acres View, Moorgate

4 Bedrooms, 2 Bathroom

Guide Price £250,000

- Semi detached
- Three / four bedrooms
- No chain
- Drive and garage
- Popular location

GUIDE PRICE £250,000 - £260,000. Introducing this versatile three-story semi-detached home in the sought-after area of Moorgate, perfect for families or investors alike. With no forward chain this property is ready for you to make it your own. Currently configured as a three-bedroom home, it offers the flexibility to be a four-bedroom residence, adapting effortlessly to your needs.

The ground floor features a welcoming entrance hall with a spindled staircase leading to the upper floors and a convenient access door to the integral garage. A potential fourth bedroom or study and a guest WC complete this level. The first-floor boasts a spacious lounge/dining room with a feature fireplace and a dining kitchen equipped with modern white cabinetry and French doors that open onto a delightful balcony overlooking the scenic school playing fields.

The second floor houses three well-appointed bedrooms, including a master suite with fitted wardrobes and an en-suite shower room. A family bathroom with a three-piece suite serves the additional bedrooms.

Externally, the property benefits from a driveway providing off-street parking and access to the garage,



alongside a front lawn. The rear garden is a private oasis, featuring a patio area and low-maintenance artificial lawn, perfect for relaxation or entertaining.

Located in a prestigious neighborhood, this home is within easy reach of local amenities, public transport, and major commuter routes including the M1, M18, and Sheffield Park way, offering an ideal balance of tranquility and convenience.

ENTRANCE HALL With coving to the ceiling and laminate flooring. A spindled staircase rises to the first floor landing, door to the garage, front and rear facing entrance doors and side facing window.

CLOAKROOM With a two piece suite which comprises of a low flush w.c, wash hand basin, tiled splash backs and window.

BEDROOM FOUR / STUDY With coving to the ceiling, laminate flooring and rear facing window.

FIRST FLOOR LANDING With spindled balustrade and spindled staircase rising to the second floor landing.

LOUNGE / DINING ROOM A generous size reception room which has coving to the ceiling. The focal point of the room is the feature fire surround housing the electric fire. With front facing window and front facing French style doors opening onto a Juliet balcony.

DINING KITCHEN With an extensive range of fitted wall and base units in white, wall units include extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, integrated fridge / freezer, plumbing for washing machine, dishwasher, tiled floor, tiled splash backs, rear facing window offering views and rear facing French style doors opening to the balcony. The balcony offers further outdoor living space with views over the rear garden and playing fields.



SECOND FLOOR LANDING With spindled balustrade, window. access to the loft which has light and ladder.

BEDROOM ONE A double size room with fitted wardrobes to one wall and front facing window.

EN SUITE Having a three piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle, tiled floor and tiled walls.

BEDROOM TWO A double size room with laminate flooring, rear facing window offering views over the playing fields.

BEDROOM THREE A generous size single bedroom with a rear facing window which offers views over the playing fields.

BATHROOM Having been recently refitted with a white three piece suite which includes a low flush w.c, wash hand basin, bath, tiled walls, tiled floor and front facing

OUTSIDE To the front of the property is a lawn, drive providing off road parking, integral garage which currently is divided into storage and a gym area. To the rear is an enclosed garden with paved patio and artificial lawn.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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