

**FOR SALE**



**Hall Road, Moorgate**  
**Guide Price £200,000**

  
**MARTIN&CO**





## Hall Road, Moorgate

3 Bedrooms, 1 Bathroom

Guide Price £200,000

- Semi detached
- Drive and garage
- Poplar Location
- Extended
- Cul de sac

GUIDE PRICE £200,000 - £210,000. Located in the desirable Moorgate area of Rotherham, Hall Road is a three-bedroom semi-detached home offering extended living space and a thoughtful layout. Set in a quiet cul-de-sac and overlooking allotments to the rear, it's a great choice for those looking for a blend of comfort and convenience.

The property opens with a front porch, leading into an open-plan living area that combines lounge, dining, and sitting spaces. The lounge features a spindled staircase and a gas fireplace, creating a cosy yet functional focal point. Archways link the dining and sitting areas, adding character and flow. The kitchen, finished with Beech-effect wall and base units, is complemented by a utility room, offering additional storage and practicality.

Upstairs, the first-floor landing connects to three well-sized bedrooms. The master bedroom benefits from fitted wardrobes, adding storage without compromising on space. A shower room with a three-piece suite completes this level, offering a contemporary and efficient design.

Outside, the property features a lawned garden and driveway to the front, providing off-street parking and access to the single garage. At the rear, a combination of a patio and lawned garden with planted borders offers a private outdoor space with





views over the neighbouring allotments.

This home enjoys a prime location with access to local amenities and excellent transport links. Rotherham Town Centre and Rotherham Hospital are both nearby, along with shopping options like Tesco Extra and Parkgate Shopping Park.

A versatile property in a sought-after area, this home is ideal for a variety of buyers.

**FRONT ENTRANCE PORCH.** With front facing French doors, matching side window and door leading into the lounge.

**LOUNGE/DINING ROOM/SITTING ROOM.** Lounge area has a spindled staircase rising to the first floor landing. The focal point of the room is the feature fire surround which houses the living flame gas fire, front facing window. A decorative arch with matching wall leads to the dining room. Dining room has a door to the kitchen and decorative arch to the second sitting room. Sitting room has a rear facing window which overlooks

the rear garden.

**KITCHEN.** With a range of fitted wall and base units finished in Beech effect, wall units include light pelmet and extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, hob, eye level oven, plumbing for dishwasher, tiled splash backs, rear facing window and door to the utility room.

**UTILITY ROOM.** A generous size utility room with door to the garage. Having fitted wall and base units in white. A single bowl sink unit, plumbing for washing machine, space for fridge, freezer, tiled walls, tiled floor, rear facing entrance door and rear facing window.

**LANDING.** With spindled balustrade, loft access and side facing window.

**BEDROOM ONE.** A double size room with fitted wardrobes to one wall including dressing table and



front facing window.

**BEDROOM TWO.** A double size room with built in storage cupboard and rear facing window with views over the garden and allotments.

**BEDROOM THREE.** A good size single room with built in wardrobe, storage and front facing window.

**SHOWER ROOM.** Having a three piece suite which comprises of a vanity wash hand basin, w.c, shower cubicle, tiled walls, floor and rear facing window.

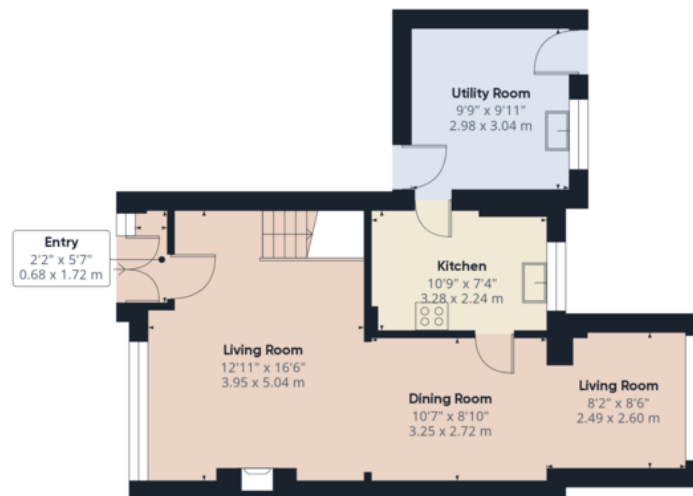
**OUTSIDE.** To the front is a lawn garden with borders, drive to the side leading to the single garage. To the rear there is an enclosed garden with patio area, lawn and borders.



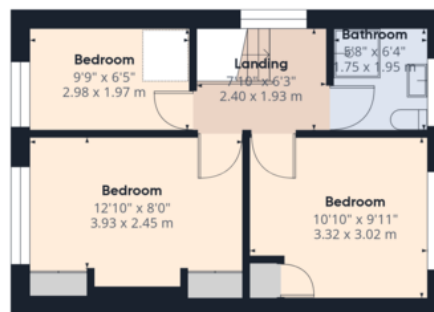
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Ground Floor



**Approximate total area<sup>(1)</sup>**  
919.43 ft<sup>2</sup>  
85.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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