



**Boston Castle Grove, Moorgate Rotherham S60 2BA**

**welcome to**

**Boston Castle Grove, Moorgate Rotherham**

£280,000-£290,000 - DRESSED TO IMPRESS - Located in the ever sought after location of Moorgate is this beautifully refurbished sem idetached property. Boasting spacious & well presented accommodation througuhout with off road parkign & a generous sized rera garden...DON'T MISS OUT!!!



**Entrance Porch**

Having a front facing double glazed door.

**Entrance Hall**

Having a front facing single glazed door, a radiator & under stairs storage cupboard.

**Downstairs W.C.**

Fitted with a hand wash basin & a WC.

**Lounge**

Having a front facing double glazed bay window, a radiator & a feature gas fireplace.

**Dining Room**

Having a rear facing double glazed bay window & a radiator.

**Kitchen**

Fitted with a series of wall & base units housing the integrated hob, oven & extractor fan, the microwave & the fridge/freezer with worktops housing the sink & drainer. Having a rear facing double glazed window & door & spotlights to the ceiling.

**Landing**

Having a side facing double glazed window.

**Bedroom One**

Having a front facing double glazed bay window & a radiator.

**Bedroom Two**

Having a rear facing double glazed window & a radiator.

**Bedroom Three**

Having a side & rear facing double glazed window & a radiator.

**Bathroom**

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a front facing double glazed window & a heated towel rail.

**Outside**

To the front of the property is a lawned garden & a drive providing off road parking for two cars.

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



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welcome to

## Boston Castle Grove, Moorgate Rotherham

- Beautiful three bedroom semi detached property - sought after location
- Modern & spacious throuhout
- Perfect family purchase
- Driveway providing off road parking
- Delightful front & rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115971 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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