



9 College Park Close, Rotherham, South Yorkshire, S60 2TW

Guide Price £220,000

GUIDE PRICE FROM £220,000 TO £230,000. Situated within the highly regarded residential area of Moorgate is this delightful Two Bedroom Detached Bungalow. Located on a quiet cul de sac and being well presented throughout, internal inspection is highly advised to appreciate the accommodation on offer. Having a new central heating system 2 years ago, and fitted with a fully working burglar alarm, the property briefly comprises; Entrance Hall, Lounge/Diner, Kitchen, Two Bedrooms, Bathroom, Front and Rear Gardens, Driveway and Garage.

The Bungalow is within easy reach of Rotherham Town Centre, Rotherham General Hospital, Thomas Rotherham College and Oakwood School. There are shopping amenities within walking distance as well as bus routes directly on Moorgate Road, motorway links such as M1 and A57 are only a short drive away.

Entrance

Composite door gives access, central heating radiator and storage cupboard

Lounge/Diner



4.22m x 5.82m

Two front facing double glazed windows, two central heating radiators and feature fire place incorporating living flame gas fire with marble back and hearth.

Kitchen



3.00m x 2.97m

Fitted with a range of modern wall base and drawer units with contrasting worktops. Integrated electric oven with five ring gas hob and extractor over, space for fridge freezer and plumbing for washing machine. Tiling to splashback height, side facing double glazed window and upvc entrance door.

Bedroom One



3.98m x 2.96m

Rear facing double glazed window, central heating radiator and built in bedroom furniture

Bedroom Two



2.90m x 2.75m

Rear facing double glazed patio doors and central heating radiator

Bathroom



2.23m x 1.70m

Fitted with a three piece suite comprising of double shower, low flush WC and pedestal wash hand basin.

Tiling to walls, central heating radiator and side facing double glazed opaque window.

Outside

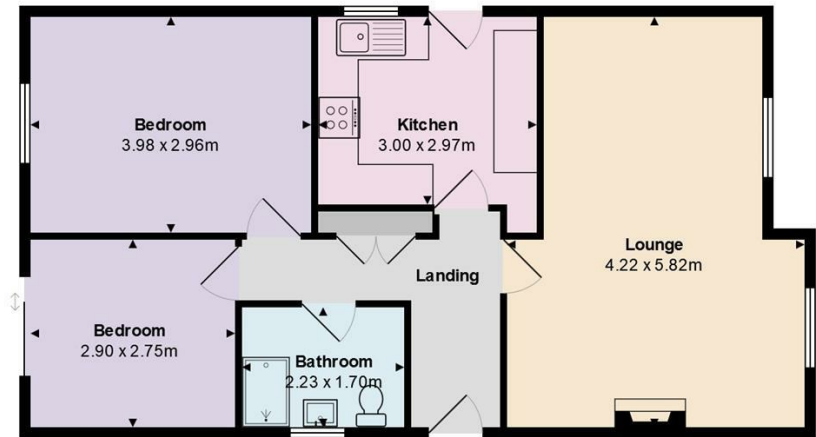


To the front of the property is a garden is a garden mainly laid to lawn with shrub borders. Driveway for multiple vehicles leading to garage with up and over door.

Gated access to the rear leading to a well presented paved area with a variety of borders and incorporating a patio paved with Indian stone, seating area and access to the garage via side door.

Floor Plan

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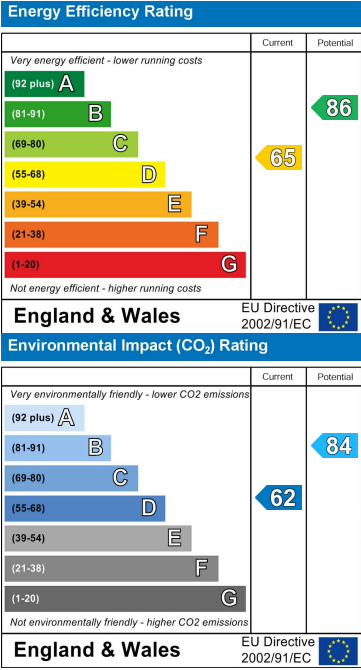
Total Area: 64.0 m²

All measurements are approximate and for display purposes only
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Area Map



Energy Efficiency Graph



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