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FOR YOUR NEXT MOVE... 

40 Hall Road, Rotherham

Guide Price **£185,000**

40 Hall Road

Rotherham, Rotherham

- Extended Driveway and attached GARAGE
- Well-Kept Lengthy Enclosed Rear Garden with Patio Seating and a Lower Maintenance Upper Area
- In Demand Location Close to Local Amenities inc Schools, Shops, Town and Transport Links
- Well Maintained and Beautifully Appointed
- Rear EXTENDED Kitchen and Convenient Contemporary Downstairs Shower Room
- Three Bedroom Semi-Detached Home - MOORGATE
- Open Plan Lounge Dining - Perfect Entertaining Space



40 Hall Road

Rotherham, Rotherham

Guide Price £185,000 to £190,000 -

Situated in the highly sought-after area of **Moorgate**, this superb three bedroom semi-detached home on **Hall Road** offers spacious, stylish, and move-in ready accommodation – perfect for families, first-time buyers, or those looking to upsize in a prime residential location within Rotherham.

This superb property is well-maintained and presented to a high standard within, the first floor provides OPEN PLAN living areas with a through Lounge Diner, an ideal place to entertain or relax and enjoying light from both a front aspect window as well as rear sliding patio doors which soak in views of the garden. The Kitchen has been extended creating additional storage and comes with integral cooking appliances and with a further rear door for everyday access.

There is also a convenient ground floor contemporary Shower Room with a corner walk-in Cubicle, Vanity Storage and a WC.

The first floor has three ample sized, beautifully appointed bedrooms.



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GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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