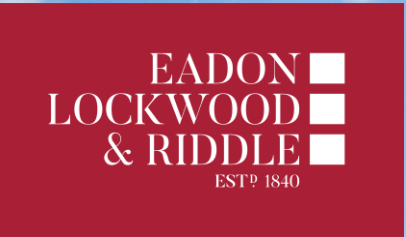


2 Middle Drive, Moorgate, Rotherham, S60 1JZ



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



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2 Middle Drive,  
Moorgate, S60 3DJ

ELR are delighted to bring to the open market this extended 4 bedroom semi detached family home situated upon the Duke of Norfolk Estate, which is offered with NO UPWARD CHAIN & potential for further side extensions (STPP). This great family home has been in the same family for about 40 years & offers bags of space with 2 reception rooms a spacious fitted breakfasting kitchen, 4 1st floor bedrooms, 3 of which are double sizes & a separate STUDY for those working from home. The property enjoys double glazed windows & gas central heating via the combination boiler & a front storm porch leading through to the entrance hallway. To the front facing living room is a feature fireplace whilst to the rear dining room are patio doors opening onto the rear enclosed tapered garden. Being situated on a corner plot allows for a large expanse of front garden & parking & there is also a single garage. All in all a great family home & great potential within.

- A 4 bedroom semi detached home
- No upward chain
- Corner plot
- Ground floor WC
- Ample off road parking to the front
- Potential to extend to the side (STPP)
- 2 reception rooms
- Study/home office to the 1st floor
- Approx 2 miles to M1 motorway & Sheffield Parkway
- Catchment for Sitwell School & Oakwood Comprehensive

