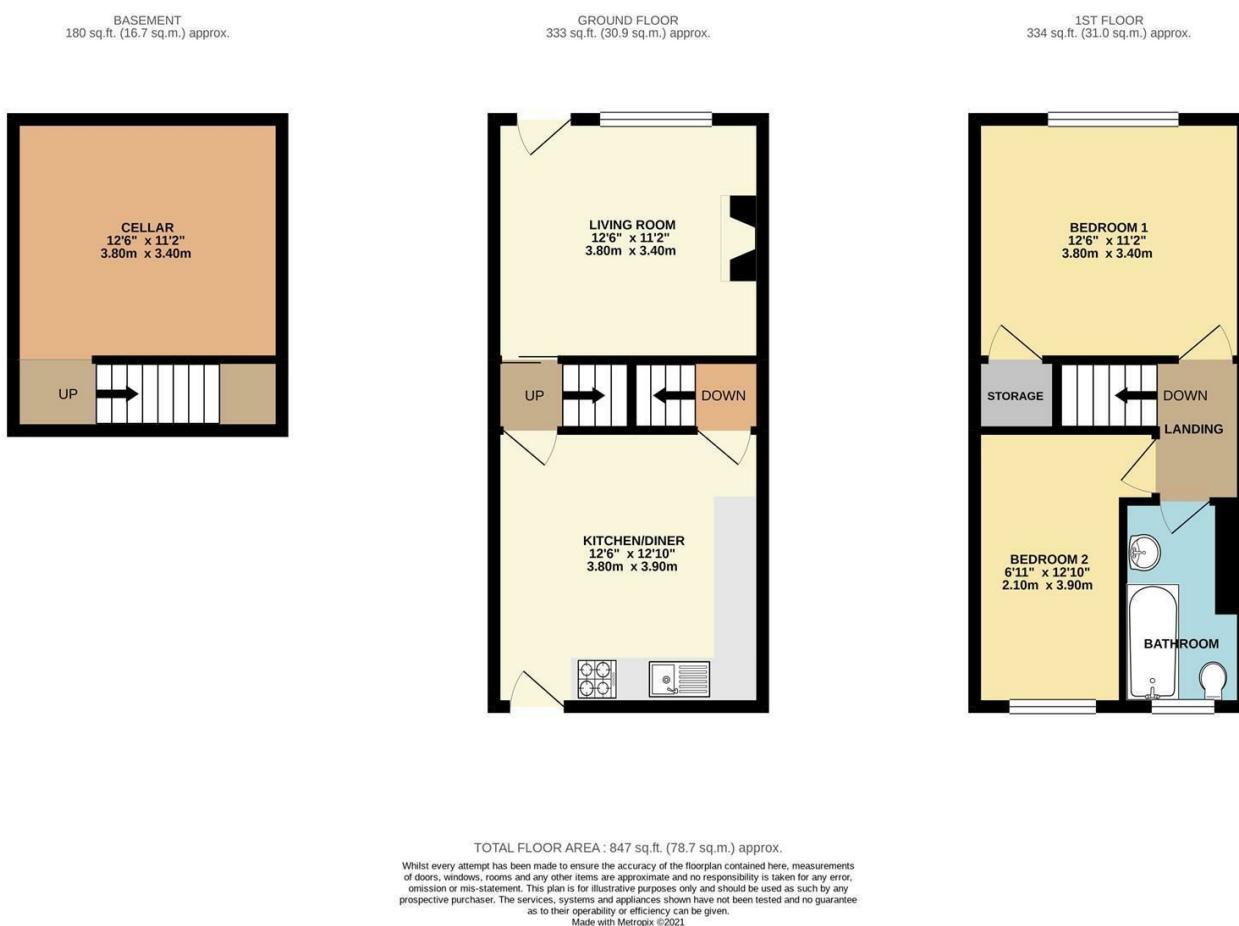


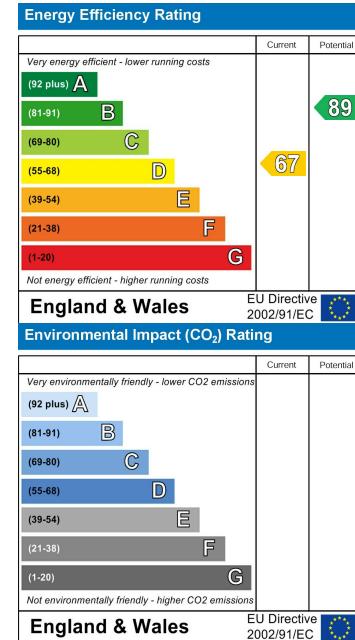
Floor Plan



Area Map



Energy Efficiency Graph



merryweathers
Est. 1832



144 St. Anns Road, Rotherham, S65 1RL

£750 Per Calendar Month

If you want to be close to the town centre amenities, then take a look at this one. Perfect for a short stroll into Rotherham and a nearby Retail park. Ideal for commuting with the bus and railway station across the way. The property has low maintenance yard and parking is available nearby.

www.merryweathers.co.uk

Merryweathers Residential Lettings Management 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 379444

E-mail: lettings@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044



Living Room 12'5" x 11'1" (3.80 x 3.40)



Entrance door which leads into the living room, glazed window to the front, carpet flooring, central heating radiator, feature fireplace with a living flame gas fire, dado rails, wall and ceiling lights, sliding door to access the inner lobby.

Kitchen-Diner 12'5" x 12'9" (3.80 x 3.90)



Fitted kitchen which has a range of wall and base units, worktops and complimentary wall tiles, composite sink and drainer with a mixer tap, gas cooker, plumbing for a washing machine and space for a tumble dryer, vinyl flooring, dado rails, central heating radiator, ceiling light, door to the cellar head with steps down to the cellar, double glazed window and a double glazed entrance door which leads out to the rear garden.

Bedroom One 12'5" x 11'1" (3.80 x 3.40)



Double glazed window to the front, carpet flooring, central heating radiator, picture rails, ceiling light and a useful storage cupboard over the stairs.

Bedroom Two 6'10" x 12'9" (2.10 x 3.90)



Double glazed window to the rear, carpet flooring, central heating radiator and a ceiling light.

Bathroom



Modern bathroom which features a low level w.c., wash basin, bath, vinyl flooring, fully tiled walls, chrome towel radiator, extractor fan and a ceiling light

Cellar 12'5" x 11'1" (3.80 x 3.40)

Useful storage cellar which is access from the kitchen and runs below the living room which features power and lighting.

External



To the front is wall fronted garden with entrance gate and a path leading to the front entrance door and a flower bed with a range of plants and shrubs. At the rear is an enclosed courtyard garden which has a

useful storage out house, side access gate and a flower bed to the rear of the garden with well established shrubs.

Tenancy Information

Rent: £750.00
Bond: £865.00
Holding Deposit: £173.00
EPC Rating: D
Council Tax Band: A
Property Type: Terraced
Tenure: Freehold
Parking Type: Street parking
Restrictions: N/A
Construction Type: Standard
Heating Type: Gas
Water Supply: Mains
Sewage: Mains
Gas Type: Mains Combi boiler
Electricity Supply: Mains
Building Safety: N/A
Rights and Easements: N/A
Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>