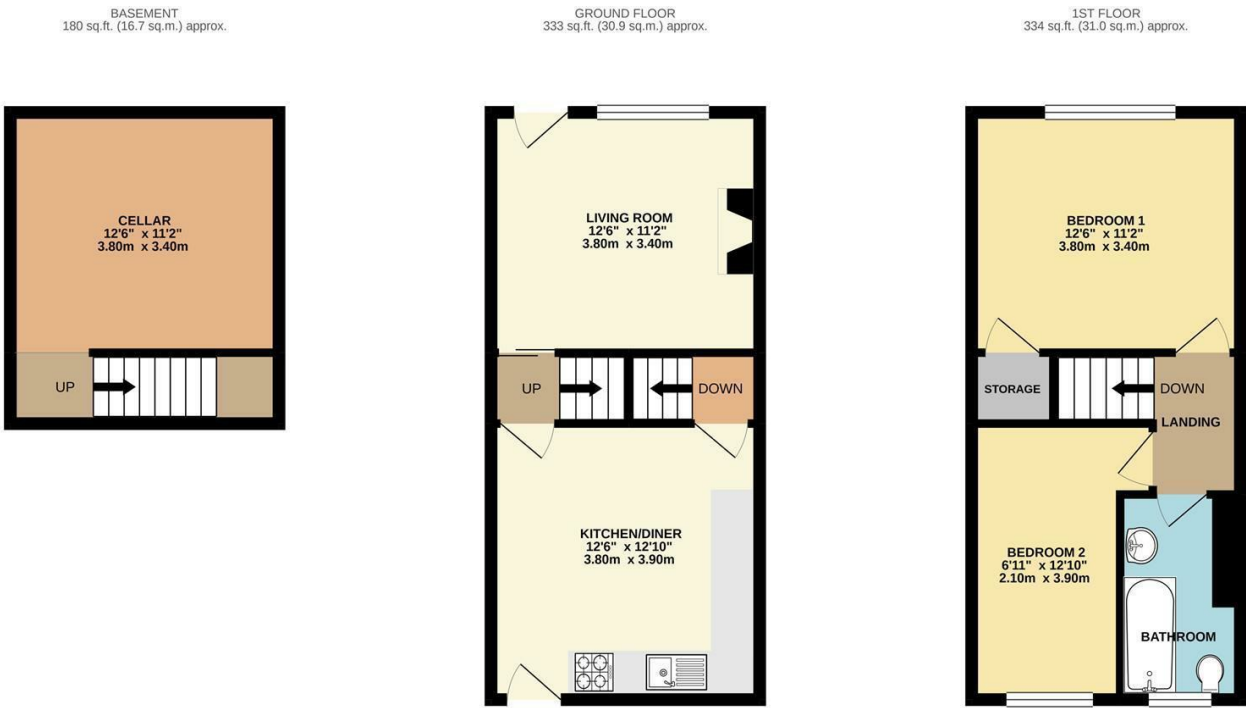


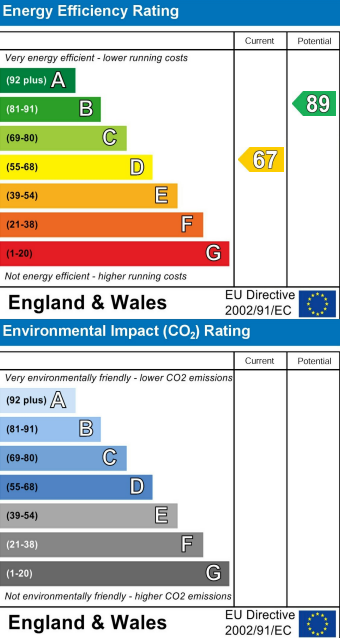
Floor Plan



Area Map



Energy Efficiency Graph



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 by 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](mailto: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>