



Gerard Road, Rotherham S60 2PP

welcome to

Gerard Road, Rotherham

£170,000-£180,000 - WHEN LOCATION IS EVERYTHING - This three bedroom semi-det is situated in this popular location, well placed for Town Centre, Rotherham Hospital & transport links. Boasting spacious accommodation & a rear garden with drive & garage - CALL NOW!



Entrance Porch

Having a front facing double glazed door.

Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

15' 10" into bay window x 11' 9" into chimney breast recess (4.83m into bay window x 3.58m into chimney breast recess)

Having a front facing double glazed bay window, a radiator and an electric fireplace.

Dining Room

10' 9" x 15' 1" into bay window (3.28m x 4.60m into bay window)

Having a rear facing double glazed bay window and two radiators.

Kitchen

16' 8" x 7' 3" (5.08m x 2.21m)

Fitted with wall and base units housing the integrated hob, oven, extractor fan & the fridge/freezer with space for two utilities. Having a side facing double glazed window & door, a rear facing double glazed window, a radiator and the pantry.

Landing

Having a side facing double glazed window & loft hatch.

Bedroom One

15' 11" into bay window x 11' 11" into wardrobes (4.85m into bay window x 3.63m into wardrobes)

Having a front facing double glazed bay window, a radiator and fitted wardrobes.

Bedroom Two

10' 6" into recess x 12' 4" (3.20m into recess x 3.76m)

Having a rear facing double glazed window, a radiator and fitted wardrobes.

Bedroom Three

6' 3" x 7' 8" (1.91m x 2.34m)

Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over & a hand wash basin. Having a rear facing double glazed window & a heated towel rail.

The WC is separate having a side facing double glazed window.

Outside

To the front of the property is a patio enclosed with fencing.

To the rear of the property is a lawned garden with a patio all enclosed with fencing, a drive & detached garage providing off road parking.



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welcome to

Gerard Road, Rotherham

- Three bedroom semi detached property
- Spacious accommodation throughout
- Well placed to local amenities, Rotherham Town Centre & Rotherham Hospital
- Front & rear gardens
- Drive & detached garage

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF116320 - 0002

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