



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: Awaited

Council Tax Band: B

guide price

£170,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
RTF116320 - 0002



Please note the marker reflects the
postcode not the actual property

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