



Cornerstone, 95 Gerard Road, Rotherham, S60 2PP

Offers In The Region Of £425,000

FOR SALE VIA MODERN METHOD OF AUCTION. A beautifully decorated five bed roomed property. A viewing is highly recommended to appreciate the size of accommodation and standards on offer. Stone built property that has character and has been sympathetically improved to modern standard whilst retaining character features, Lower ground floor with sun lounge and bi fold doors opening to courtyard with steps rising to private driveway and side porch, lower ground floor utility kitchen, dining room and W.C. Ground floor entrance hallway, sitting room, modern fitted kitchen/ diner with Juliette window, lounge, side porch. First floor three bedrooms, one with modern en-suite and modern family bathroom. Second floor, two further bedrooms. Outside, Front steps lead to entrance, front and side garden. Electric Gated access leads to private drive. Cast iron central heating radiators. Solid wooden doors. Cast iron spindles to all floors.

Lower Ground Floor

Wooden stairs from kitchen lead to lower ground floor.

Sun Lounge 12'10" x 12'2" (3.91m x 3.71m)



Tiled flooring and cast iron gas central heating radiator. Bifold doors give access to the courtyard.

Utility Room/ Kitchen 12'1" x 10'10" (3.68m x 3.30m)



Wall and basin units, with contrasting work surfaces, built in oven, plumbing for washing machine. tiled splashbacks, stainless steel sink, central heating radiator, rear and side facing UPVC double glazed windows.

Dining room 14'5" x 13'11 (4.39m x 4.24m)



Tastefully decorated with wall panelling, With side facing UPVC window and central heating radiator.

Shower Room/ W.C.

Shower Room/W.C. Walk in shower unit, rainfall showerhead with gold attachments. Fully tiled, white suite with wash hand basin. low flush W.C., Rear facing UPVC window.

Ground Floor

Entrance Hallway



UPVC front door open to entrance hallway with tiled flooring, cast iron central heating radiator. Stairs rising to first floor. with under stairs storage cupboard.

Front Sitting Room 16'2" x 11'3" (4.93m x 3.43m)



Beautifully decorated room with cast iron central heating radiator. Front facing UPVC double glazed bay window.

Kitchen/ Diner 21'4" x 12'1" (6.50m x 3.68m)



With modern wall and base units in white with Italian granite work surfaces. . With two built in electric ovens and two microwaves. Integrated dishwasher and fridge/freezer. Large central island with breakfast bar. Housing six ring gas hob with integrated downdraft extractor fan. Extra base units and Italian granite work surface, built in sink with fast hot tap mixer with chrome fittings and wine cooler. Juliet balcony overlooking the courtyard. Rear porch with rear facing UPVC double glazed window and UPVC double glazed door with steps leading to rear and side of property.

Side Facing Lounge 13'3" x 12'8" (4.04m x 3.86m)



Tastefully decorated with media wall, incorporating TV, electric fire and shelving. Fitted with cast iron central heating radiator. Side facing UPVC double glazed bay window.

First Floor 14'5" x 13'11" (4.39m x 4.24m)

Stairs lead to first floor landing with doors leading to all bedrooms and bathroom. Further stairs leading to second floor.

Bedroom One 14'5" x 13'11" (4.39m x 4.24m)



Cast iron central heating radiator. Front and side facing UPVC double glazed window. Door opens to ensuite.

En Suite



Fully tiled to walls and floor, chrome heated towel rail, wash hand basin, low flush W.C., rainfall shower cubicle with shower screening, chrome fittings. storage cupboard, UPVC double glazed window.

Bedroom Two 11'4 x 12'2 (3.45m x 3.71m)



Fitted with cast iron central heating radiator, fitted wardrobes and side facing UPVC double glazed sash window.

Bedroom Three 12'5" x 11'0 (3.78m x 3.35m)



With cast iron central heating radiator, fitted wardrobes and rear facing UPVC sash window.

Family Bathroom



Bathroom suite in white comprising of bath, low flush W.C, his and hers wash hand basins with vanity unit. Brass fittings and chrome rainfall shower with screening to bath. Fully tiled, central heating radiator, rear facing UPVC double glazed sash window.

Second Floor

Landing with storage cupboards into the eaves.

Bedroom Four 18'3 " x 11'1 (5.56m " x 3.38m)



with central heating radiator, rear facing UPVC double glazed sash window.

Bedroom Five 9'10" x 11'1" (3.00m x 3.38m)



With front, rear and side facing sky lights, central heating radiator, storage into eaves.

Outside



Walled front entrance with gate opening to front steps leading front entrance. Lawned front and side garden, with Stone wall borders. Double electric gates open to side paved driveway with steps leading to rear courtyard. Further steps leading to rear porch.

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

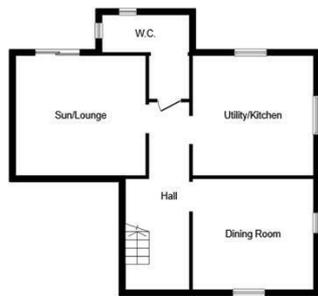
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

https://www.rightmove.co.uk/properties/168077321#/?channel=RES_BUY

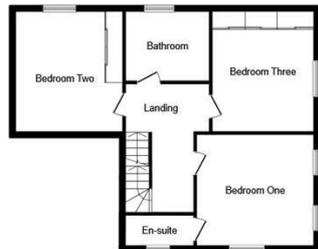
Floor Plan



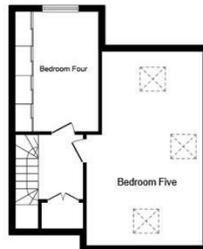
Lower Ground Floor



Ground Floor



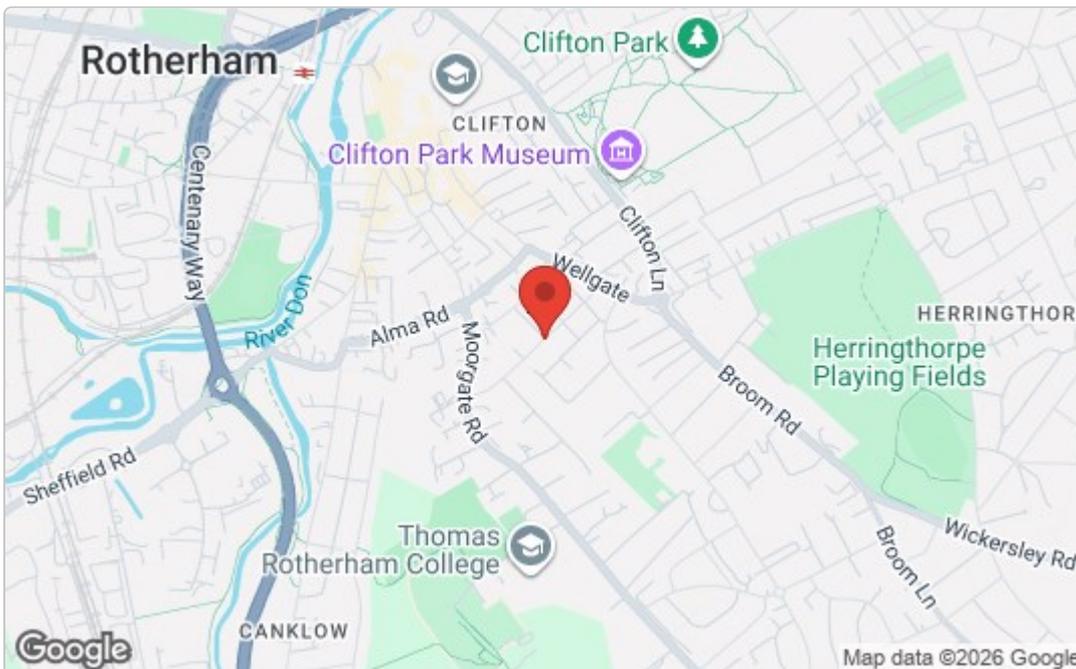
First Floor



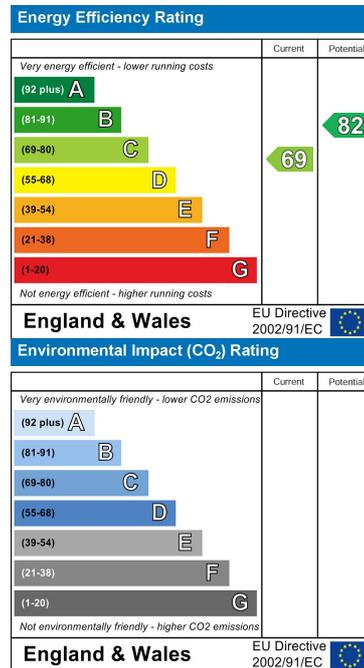
Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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