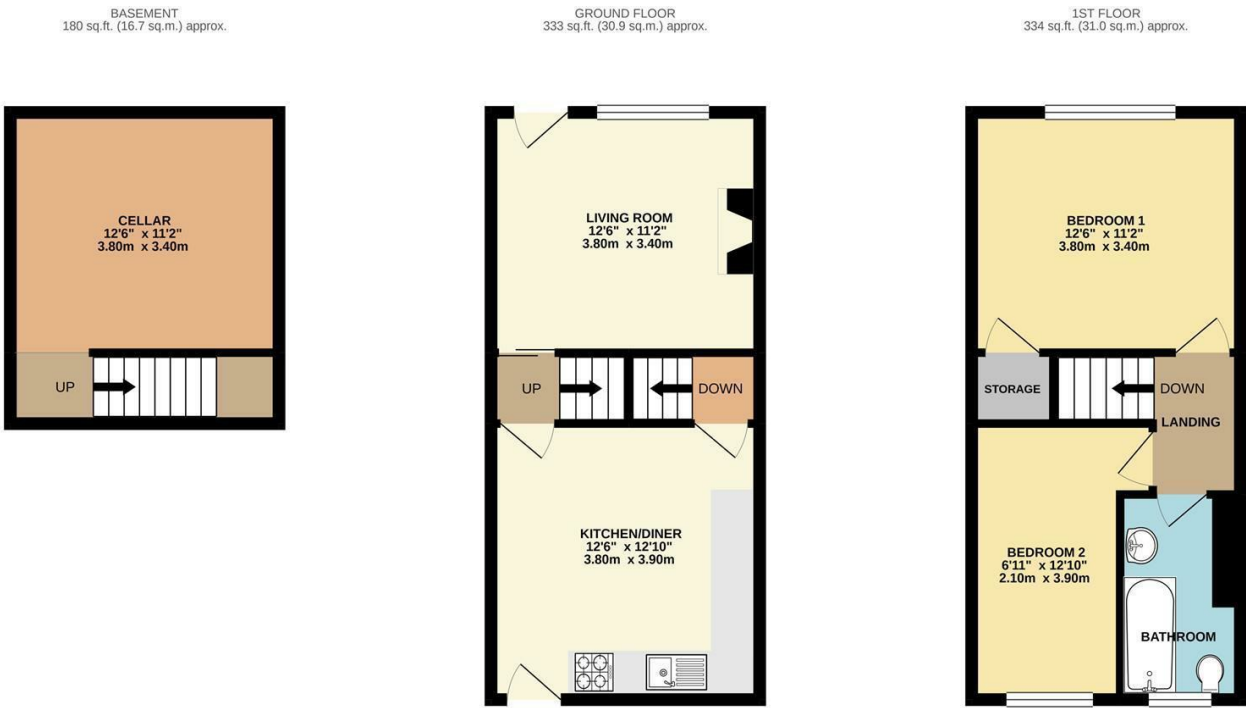


Floor Plan

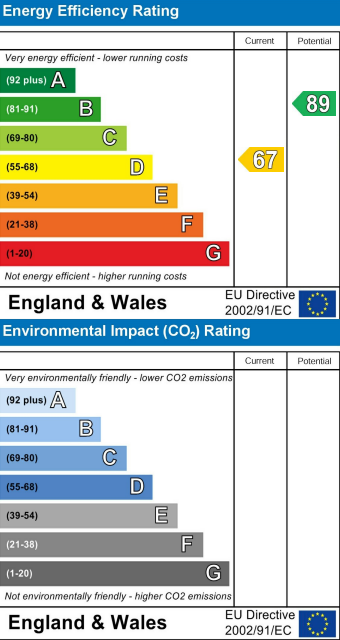


TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



144 St. Anns Road, Rotherham, S65 1RL  
**£695 Per Calendar Month**

If you want to be close to Rotherham Town Centre amenities, then come and take a look at this two bedroomed, mid terraced house in Eastwood. Located perfectly for a short stroll into Rotherham and it's nearby to Parkgate Retail World. Ideal for commuting with the bus and railway station across the way. The property has a low maintenance yard and on street parking is available nearby, on the side streets.

**www.merryweathers.co.uk**

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**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: £72500  
Bond: £835.00  
Holding Deposit: £167.00  
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>