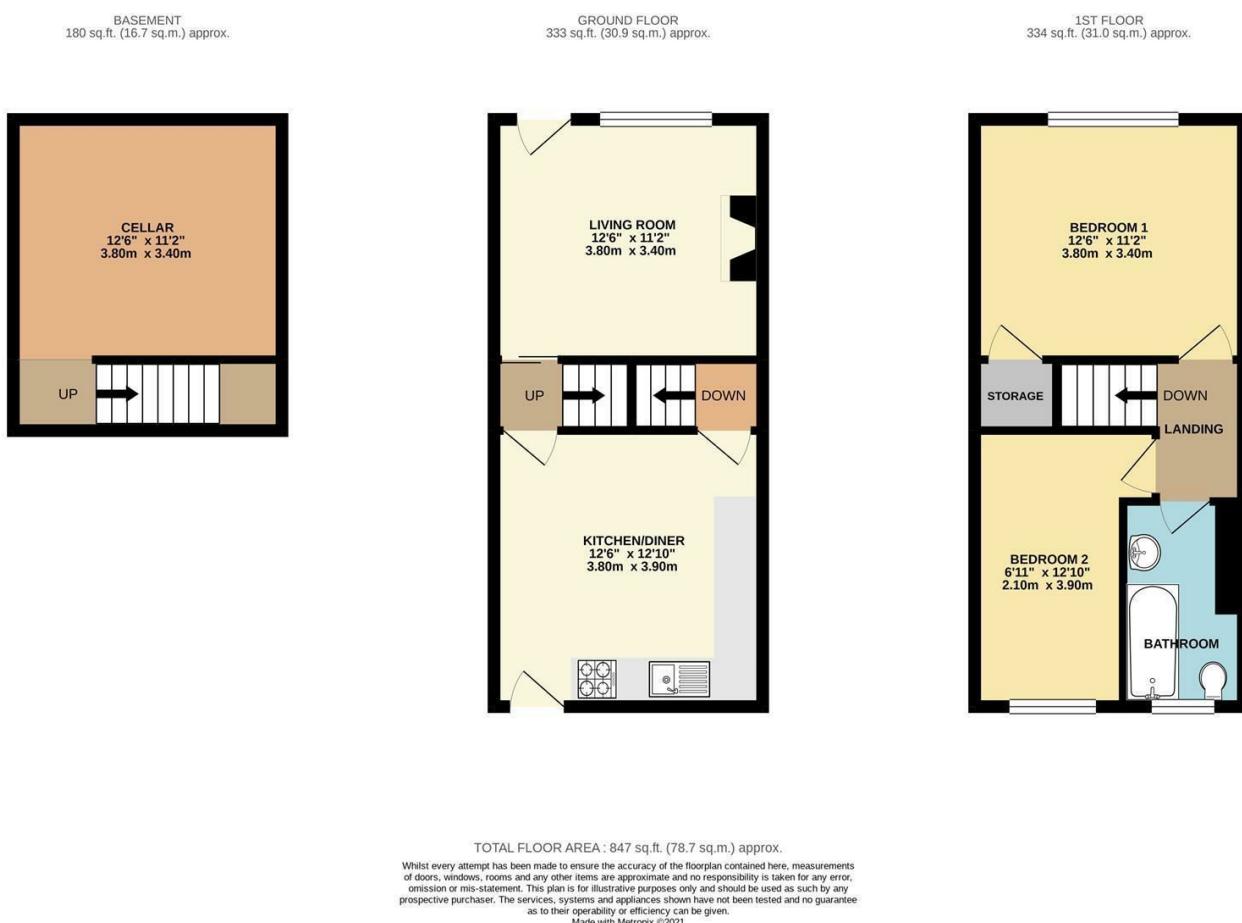


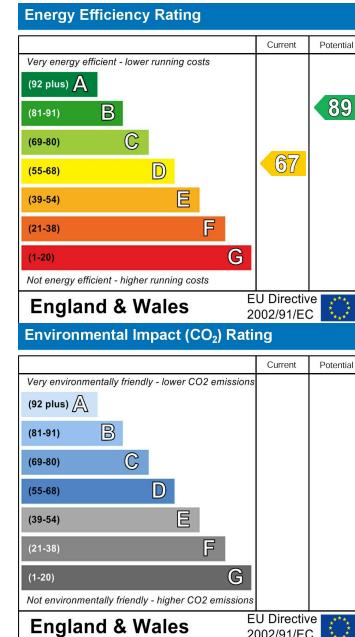
## Floor Plan



## Area Map



## Energy Efficiency Graph



**merryweathers**  
Est. 1832



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 bed roomed, 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**

Merryweathers Residential Lettings Management 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 379444

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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>