



53 Well Lane, Treeton, Rotherham, S60 5QB

£900 Per Calendar Month

****Available Now**** is this stunning, larger than average end terrace house. Situated in Treeton, a prime location for public transport links, access to the motorway, amenities and easy access to Rotherham Town Centre for further amenities! This three-storey, modern house features three double bedrooms, low maintenance front and rear gardens and one off street parking space, however there is ample on street parking available at the front of the house.

With the added benefits of a deposit guarantee scheme for affordable moving costs and the option of part-furnished or unfurnished, this house has flexibility for everyone and it won't be available for long!

Contact Merryweathers before it's snapped up!

Lounge 12'2" x 14'11" (3.73 x 4.56)



A front facing, spacious, reception room, decorated neutrally with feature wallpaper and electric fire on the chimney breast. Including an optional double sofa, foot rest, glass TV stand and cabinet.

Kitchen/Dining Room 10'7" x 7'9" (3.23 x 2.38)



Overlooks the rear garden and consists of plenty of floor units for storage, a contrasting worktop with integrated oven and hob with extractor fan above. Freestanding furniture includes a washing machine, dining table and two chairs and a microwave. There is also an under stairs storage cupboard, for further storage space, which currently houses a freestanding fridge/freezer.

Rear Porch 4'11" x 6'10" (1.50 x 2.09)



Provides access to the bathroom, rear garden and stairs rising to the first floor. You will also find a cabinet and coat rack to store coats, bags and shoes easily.

Bathroom 8'4" x 5'6" (2.56 x 1.70)



Is situated on the ground floor and consists of a white, three piece suite:- WC, wash basin and bath with shower over, glass shower screen and heated towel rail.

Landing 7'4" x 2'6" (2.25 x 0.77)

Carpeted, neutral landing leading to:-

Bedroom One 12'11" x 9'4" (3.96 x 2.86)



This front facing, double bedroom, finished with neutral décor and carpets, includes two double wardrobes, a bedside table and a further single wardrobe.

Bedroom Two 10'8" x 9'5" (3.26 x 2.88)



Another double bedroom, including a double bed frame and mattress, is rear facing and includes access to the cupboard housing the boiler.

Bedroom Three 14'6" x 12'5" (4.44 x 3.81)



Located on the second floor is a third, spacious, double bedroom with ample natural lighting from the large, skylight window. Included in this bedroom is two bedside tables and a double wardrobe.

External



At the front and rear of the house, there are low maintenance gardens. The rear garden offers a secured, side gate, for easy access to the off street parking space included with the property which is located to the side of the house. Further, on street parking is available at the front of the property.

Tenancy Information

Rent: £900.00

Deposit: £1,038 or Reposit Guarantee Scheme

Holding Deposit: £207.00

EPC Rating: D

Council Tax Band: A

Property Type: End Terrace House

Parking Type: One Off Street Parking Space & Ample On Street Parking

Restrictions: N/A

Construction Type: Standard

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

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>

Floor Plan



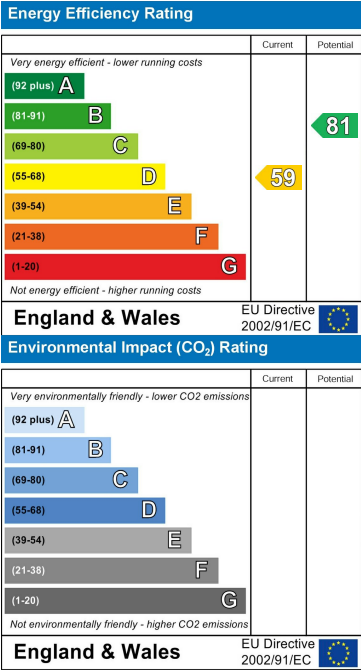
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



www.merryweathers.co.uk

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

Tel: 01709 379444 E-mail: lettings@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

