



22 Guild Road, Rotherham, South Yorkshire, S65 2EY

Guide Price £125,000

** GUIDE PRICE £125,000-£130,000 **

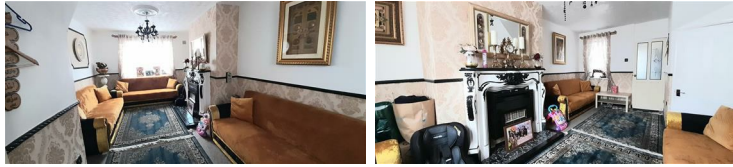
An extremely spacious mid terraced occupying a large plot situated within five minutes drive of the town centre. An internal inspection is essential to fully appreciate the size of both both the house and gardens.

The accommodation briefly comprises: Hall, Lounge, Dining Room, Kitchen, Conservatory, three Bedrooms, Bathroom, two Attic Rooms. Good sized lawned rear gardens.

ENTRANCE HALL

With radiator and uPVC door

LOUNGE 18'0" x 10'11" (5.51 x 3.33)



With ornate fireplace surround and gas fire/back boiler. " picture windows and under stairs storage cupboard

DINING ROOM 11'10" x 10'0" (3.62 x 3.06)



With double doors opening through to the Conservatory

KITCHEN 11'4" x 12'7" (3.47 x 3.86)



With a range of pine base and wall units with inset stainless steel sink set beneath a picture window. Gas cooker, space and plumbing for washing machine

CLOAKROOM

CONSERVATORY 17'4" x 9'6" (5.3 x 2.92)



With double doors opening into the rear garden

FIRST FLOOR LANDING

With staircase to the Attic

BEDROOM ONE 18'2" x 8'5" (5.55 x 2.59)



With picture window and built-in storage cupboard

BEDROOM TWO 14'7" x 9'2" (4.47 x 2.81)

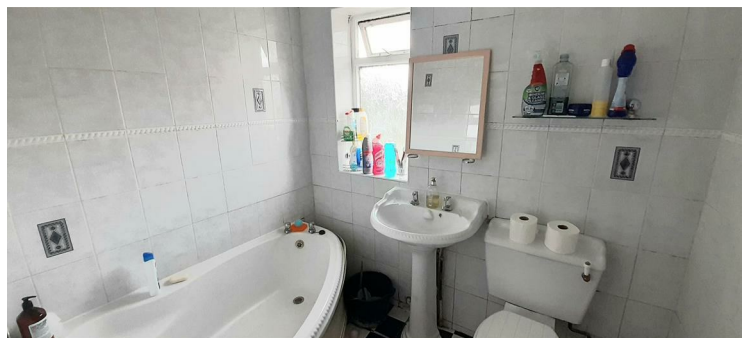


Having a rear facing picture window, radiator and cupboard

BEDROOM THREE 11'5" x 9'3" (3.49 x 2.83)

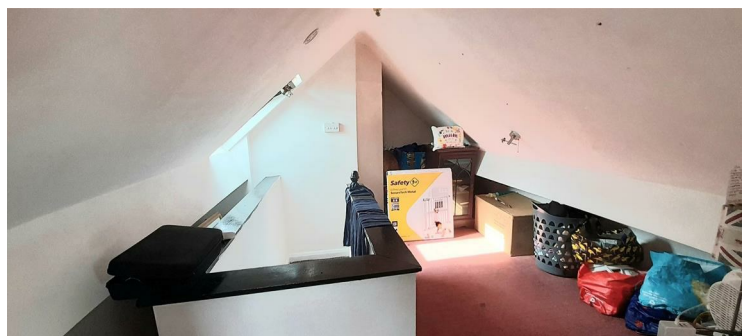
With radiator and rear facing picture window

BATHROOM 5'4" x 7'1" (1.63 x 2.17)



Comprising of a corner bath, pedestal wash hand basin and W.C.

ATTIC ROOM 1 13'3" x 8'7" (4.04 x 2.63)



With velux skylight window

ATTIC ROOM 2 20'0" x 7'8" (6.11 x 2.34)



Having two velux skylight windows

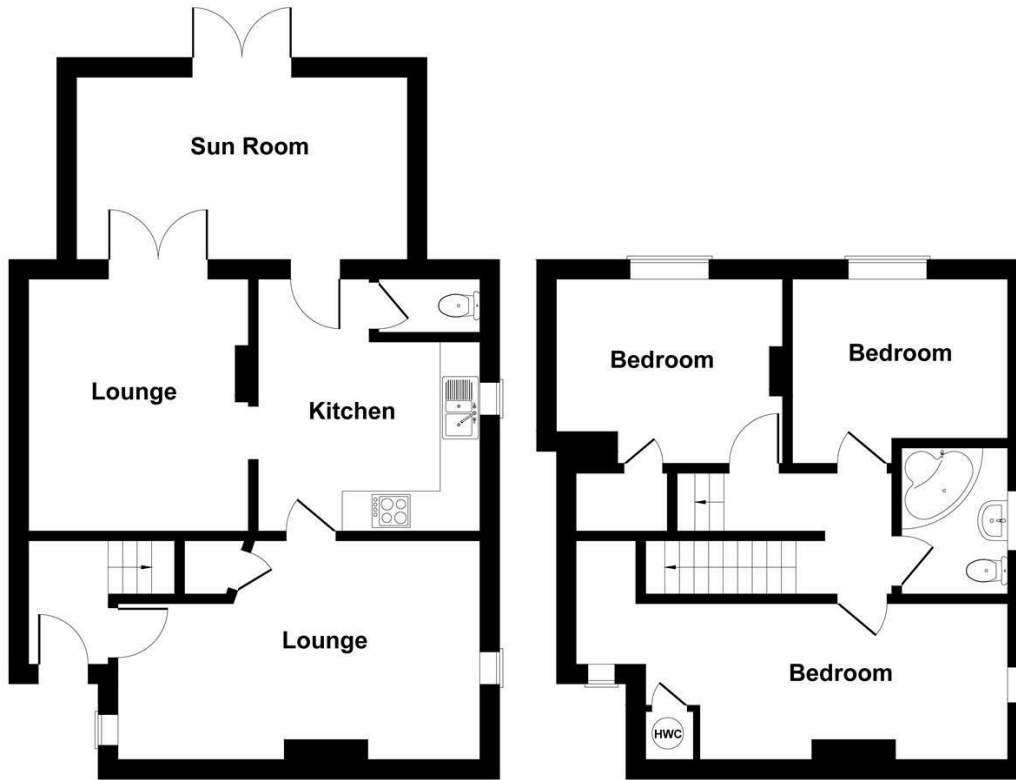
OUTSIDE



To the rear is a much larger than average lawned garden with a paved patio area.

*****PLEASE NOTE THERE IS NO ALLOCATED OFF-ROAD PARKING*****

Floor Plan



Plan for reference only to location of rooms and property layout.
For detailed measurements, please refer to the property's sales particulars.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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