



69 Gerard Road, Rotherham, S60 2PP

**Offers Over £350,000**

AN EXTENSIVELY RENOVATED AND EXTENDED DETACHED FAMILY HOME LOCATED ONLY A MOMENTS DRIVE FROM ROTHERHAM HOSPITAL AND THE TOWN CENTRE.

The property offers spacious and versatile accommodation complemented by gas central heating, uPVC double glazing and solid Oak doors and briefly comprises: Reception Hall, Cloakroom, bay windowed Lounge, Dining/Sitting Room, magnificent 6m x 6m Kitchen extension, Store Room. leading off the Landing are three Bedrooms (one with pull-down ladder to a converted Loft suitable for use as an occasional Bedroom/Office)

There is off-road car parking and low-maintenance gardens

## RECEPTION HALL



With composite front entrance door, radiator, storage cupboard and polished tiled floor

## W.C./ CLOAKROOM



With W.C. and vanity wash basin. Heated towel rail, tiled walls and floor and opaque glazed window. Storage cupboard housing the gas combination boiler

## LOUNGE 11'10" x 11'9" (3.63 x 3.6 )



The measurement excluding the large front facing bay window, radiator

## DINING ROOM 12'10" x 12'11" (3.93 x 3.96)



With radiator

## COMMUNICATING SITTING AREA 11'3" x 4'9" (3.45 x 1.46)



With tiled floor and doors opening into the Dining kitchen

## MAGNIFICENT DINING KITCHEN EXTENSION 20'9" x 20'2" (6.35 x 6.15)



Fitted with an extensive range of base and wall units with central island/breakfast bar housing the inset stainless steel bowl with monobloc tap. 5 ring gas hob with extractor hood above. Two built-in electric ovens and microwaves, fridge/freezer, washing machine and tumble dryer. Underfloor heating and bi-fold doors opening into the rear garden.

## STORE ROOM 6'0" x 10'4" (1.85 x 3.16)



with side facing uPVC window

## FIRST FLOOR LANDING

## FRONT BEDROOM 11'9" x 11'9" (3.6 x 3.6)



Having fitted mirror-fronted wardrobes to one wall, radiator and uPVC window. A pull-down ladder rises to converted loft which could be utilised as an Office/occasional Bedroom

## REAR BEDROOM 12'9" x 13'1" (3.9 x 4)

With fitted mirrored wardrobe, radiator and uPVC window

## REAR BEDROOM 9'4" x 9'0" (2.86 x 2.76)

With radiator, mirrored wardrobe and uPVC window.

## FAMILY BATHROOM 6'11" x 7'9" (2.11 x 2.38)



With 'jacuzzi' bath with shower and screen, wash basin and W.C. Tiling to the walls and floor, heated towel rail and two uPVC opaque glazed windows. Fitted linen cabinet.

## OUTSIDE



## MATERIAL INFORMATION

Council Tax Band C

Tenure Freehold

Property Type Detached House

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers 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>

Parking type Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

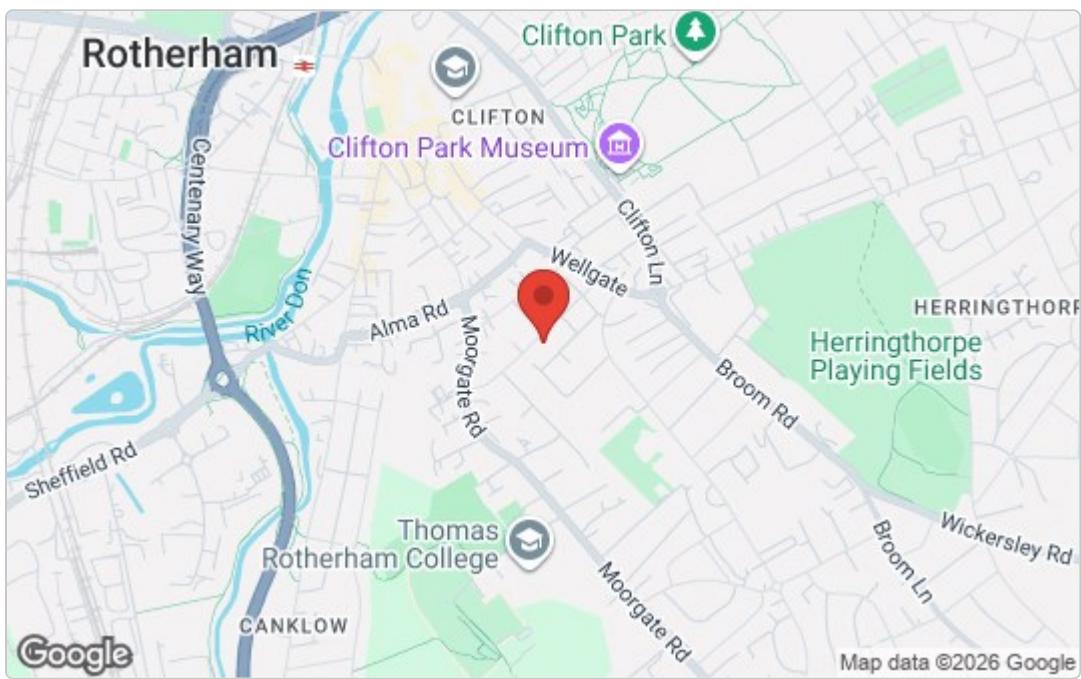
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

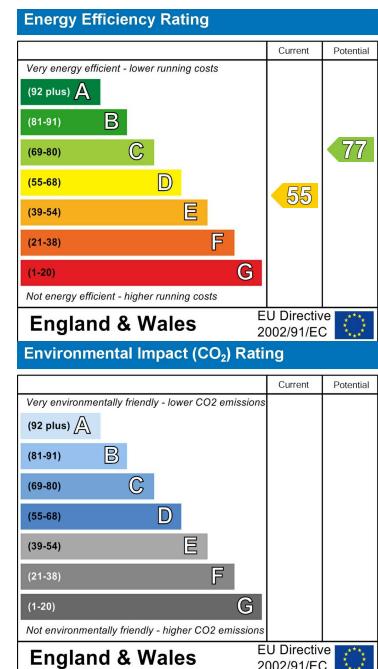
## Floor Plan



## Area Map



## Energy Efficiency Graph



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