



69 Gerard Road, Rotherham, S60 2PP

Offers In The Region Of £325,000

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>

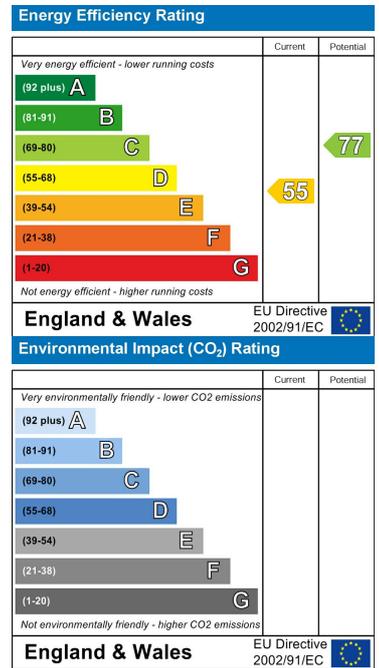
Floor Plan



Area Map



Energy Efficiency Graph



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.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

