merryweathers
Est. 1832

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!

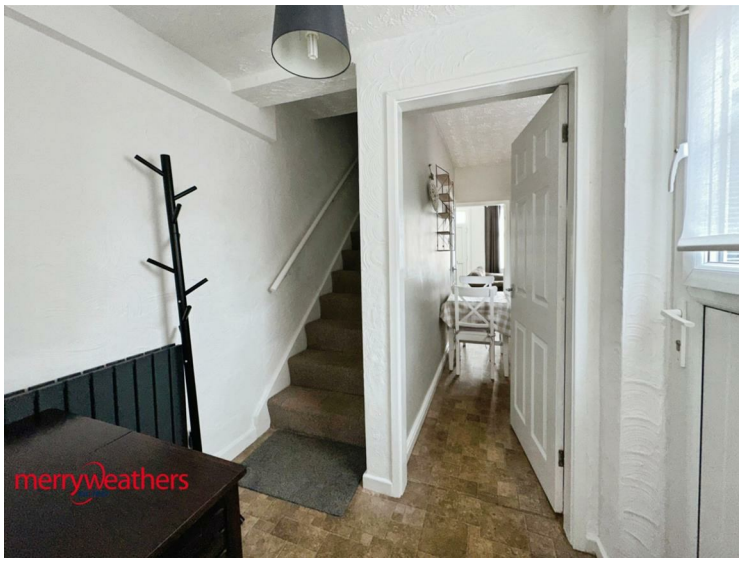
Lounge 12'2" x 14'11" (3.73 x 4.56)

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.

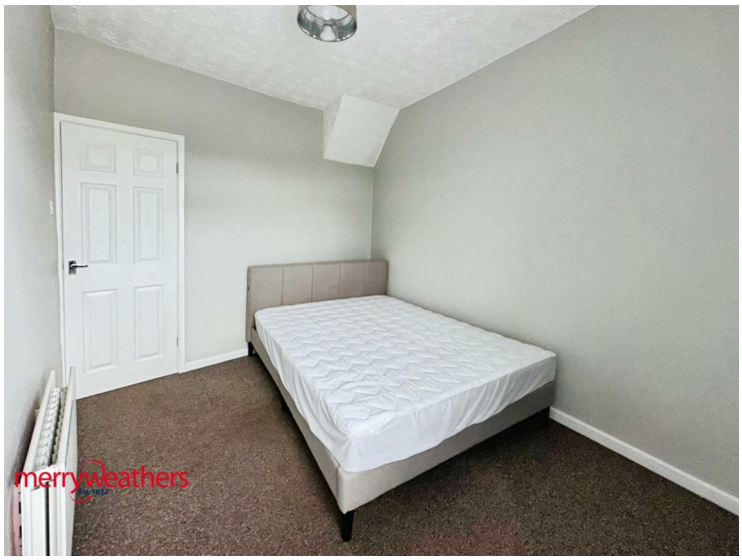
Landing 7'4" x 2'6" (2.25 x 0.77)

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

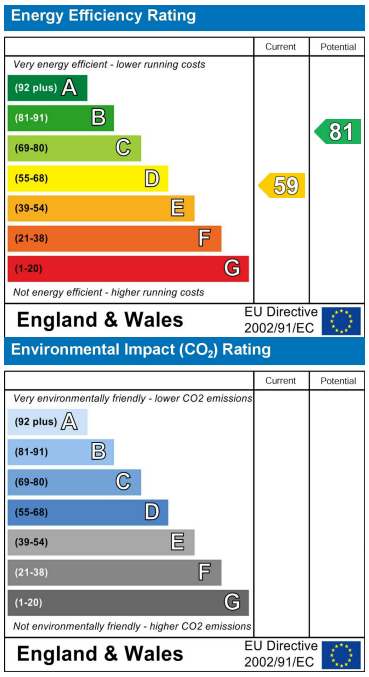
Rent: £900.00
Deposit: £1,038 or Reposit Guarantee Scheme
Holding Deposit: £207.00
EPC Rating: D
Council Tax Band: A
Property Type: End Terrace House
Parking Type: One Off Street Parking Space & Ample On Street Parking
Restrictions: N/A
Construction Type: Standard
Heating Type: Gas Central Heating
Water 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

Energy Efficiency Graph



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