



32 Flat Lane, Whiston, Rotherham, South Yorkshire, S60 4EF

**£950 Per Calendar Month**

**\*\*Available Now\*\*** is this two bedroom, semi-detached house with a front and back gardens, a detached garage and off street parking available, situated in Whiston, a sought after area of Rotherham which provides fantastic Motorway links, amenities nearby via Bawtry Road and further amenities available in Moorgate and Rotherham Town Centre, including Rotherham Hospital, which is a short drive away! Catching a bus is also an ease with bus stops available as close as East Bawtry Road and West Bawtry Road.

This stunning property won't be available long, so book your viewing with Merryweathers as soon as!

### **Entrance Hall 6'8" x 2'6" (2.05 x 0.77)**

Accessed via side of the house, a small entrance hall to take off shoes and bags and leads into:-

### **Lounge 12'4" x 13'1" (3.77 x 4.00)**

A spacious lounge with neutral walls and contrasting carpet, including a large bay window overlooking the front of the property.

### **Kitchen 10'9" x 13'1" (3.30 x 3.99)**

Consists of:- integrated oven and electric four ring hob with extractor fan above, stainless steel sink. This large kitchen has ample space for a dining table and chairs and includes plenty of worktop and cupboard space, with additional storage via the under stairs cupboard.

### **Utility 7'8" x 4'0" (2.36 x 1.24)**

Situated at the rear of the property, providing another access point into the house, also including the downstairs WC and further storage cupboards.

### **Bedroom One 9'11" x 13'0" (3.03 x 3.98)**

This large, double bedroom is front facing with a double glazed window, central heating radiator and is finished with white walls and grey carpets.

### **Bedroom Two 10'7" x 7'3" (3.23 x 2.23)**

Is a rear facing, good sized single bedroom, with a built in storage cupboard, central heating radiator and is neutrally decorated.

### **Bathroom 7'6" x 5'1" (2.30 x 1.56)**

Due to be fitted with a whole new suite, consisting of; WC, wash basin and bath with shower over! Including a storage cupboard, perfect for storing towels and bedding!

### **External**

At the front of the property is a small, lawned area and long, single driveway which leads to the detached single garage located in the rear garden. The rear of the house offers a huge, lawned garden with a small patio area also.

### **Tenancy Information**

Rent: £950.00

Deposit: £1,095

Holding Deposit: £219.00

EPC Rating: D

Council Tax Band: B

Property Type: Semi-detached House

Tenure: Freehold

Parking Type: Off Street Parking

Restrictions: N/A

Construction Type: Brick

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains Supply

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>



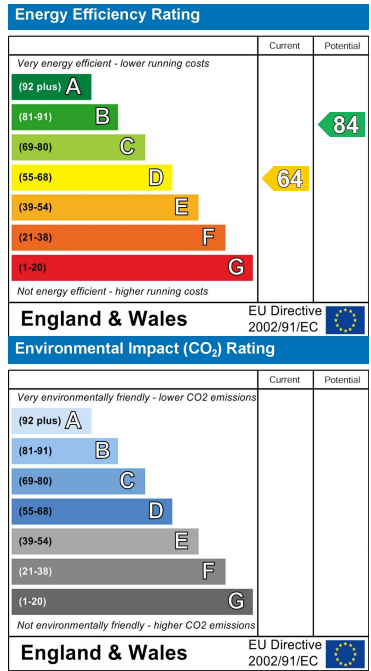
Floor Plan



Area Map



Energy Efficiency Graph



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