



51 Robinets Road, Rotherham, South Yorkshire, S61 4AD

£795 Per Calendar Month

AVAILABLE FROM END OF JANUARY is this large, 3 bedroom, end terrace, corner plot house in Wingfield! In brief, the property comprises a large lounge and modern, kitchen/dining room on the ground floor with three bedrooms and family bathroom located on the first floor. Externally, there is a large rear, side and front patio, secure garden.

Call Merryweathers today before it's too late!

Hallway



From the side door, you step into a tiled entrance hallway which provides access to:-

Lounge



A large lounge with gas fire, double glazed windows and tile flooring.

Kitchen/Dining Room



Consisting of a freestanding cooker with four ring gas hobs, under the stairs storage and access to rear garden.

Landing

Providing access to:-

Bathroom



With three piece white suite, WC, wash basin and bath with an over the bath shower.

Bedroom One



Is the main bedroom - a large, double bedroom with a fitted, double wardrobe, central heating radiator and double glazed window.

Bedroom Two



Is a small, rear facing, double bedroom with built in storage cupboard and hanging rail, a double glazing window and central heating radiator.

Bedroom Three



Is a larger than average single bedroom with a double glazing window and central heating radiator.

Garden



Offering a large rear, side and front patio yard, with storage units to the rear of the property.

Tenancy Information

Rent: £795
Bond: £915
Holding deposit: £183
EPC rating: E
Council tax band: A
Property type: End terrace house
Heating type: Gas central heating
Water supply: Mains
Sewage: Mains
Gas type: Mains
Electric supply: Mains
Parking type: On street parking
Building safety: None
Restrictions: None
Rights and easements: None
Planning permissions: None
Accessibility features: None

Broadband/mobile 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>

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>

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>

- Three Bedrooms
- End Terrace House
- Schools Within Walking Distance

- Patio Garden
- Modern Kitchen
- Shops Nearby



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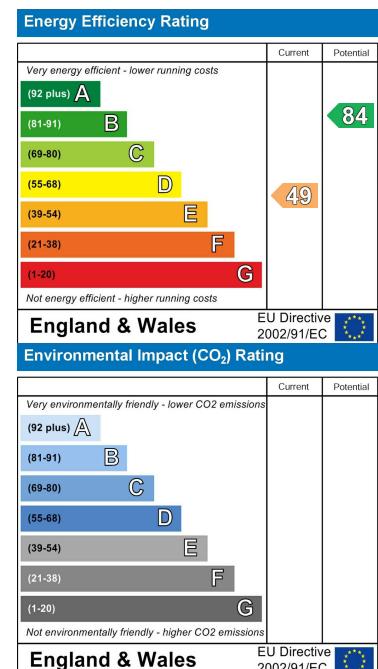


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Area Map



Energy Efficiency Graph



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