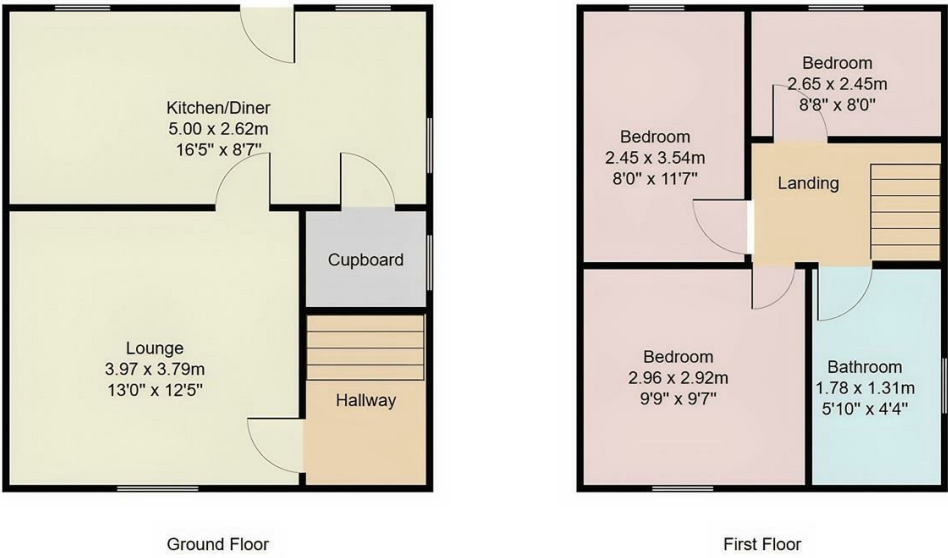


Floor Plan

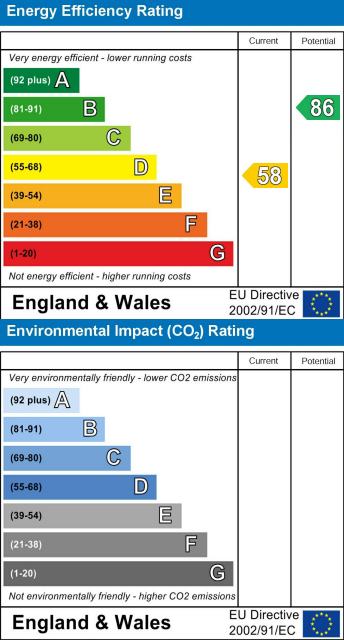


Total Area: 70.0 m² ... 753 ft²

Area Map



Energy Efficiency Graph



45 Heatons Bank, Rawmarsh, S62 5RX
£800 Per Calendar Month

Come and take a look - Move in before Christmas! with low move in costs, ask for further information. A newly renovated family home perfectly located on the outskirts of Rotherham. Great for local shops, Primary and secondary schools and pubs. Enjoy shopping? then Ideal for a short drive to the retail park for all your shopping needs. If you need to commute then excellent for buses, train station in Rotherham and tram stop at Parkgate, and easy for M1 Motorway. Call us today viewing is recommended. Deposit replacement scheme available.

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Lounge



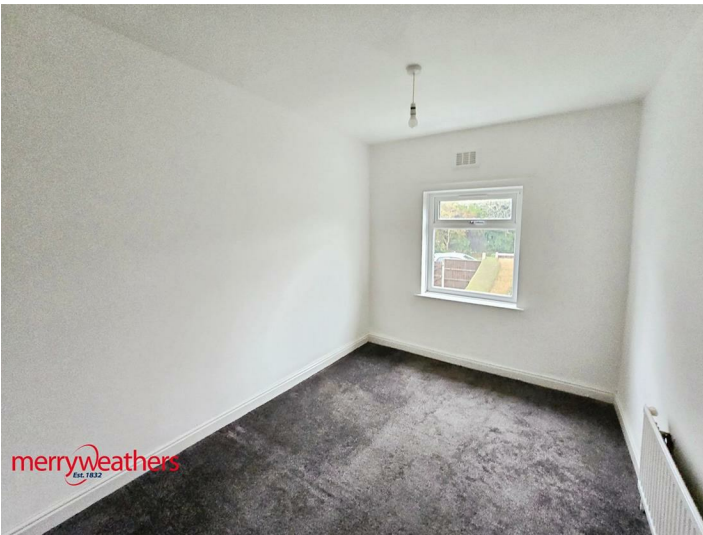
A front facing room with new decoration and flooring. With the focal point being the fire surround and inset gas fire.

Kitchen diner



This great space is perfect for family meals, with the kitchen offering a range of units with contrasting worktop and flooring. There is a cupboard to the corner perfect for storage.

Bedroom One



The large front facing room has been newly decorated and has carpet to the floor.

Bedroom Two



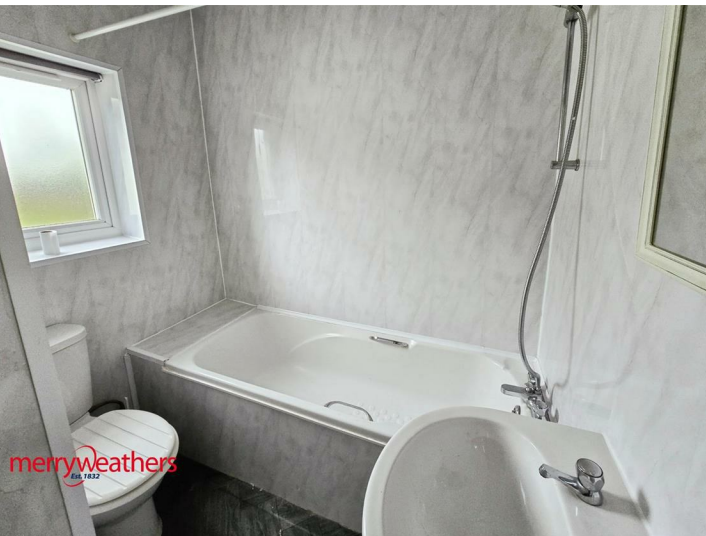
A second double bedroom overlooking the rear elevation, with neutral decoration and carpet.

Bedroom three



A single room to the rear of the property with white decoration and carpet.

Bathroom



Offering a modern white 3 piece suite with wall panelling and flooring.

External



To the front of the property is street parking, with garden and steps to the front door. To the rear is a lovely lawned garden ideal for children to play.

Tenancy Information

Rent: £850.00
Bond: £980.00
Holding Deposit: £196.00
EPC Rating: D
Council Tax Band: A
Property Type: Semi detached
Tenure: Freehold
Parking Type: Street
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>