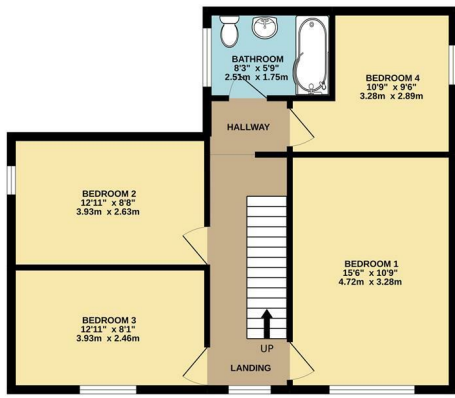


GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



86, Gerard Road, Rotherham, S60 2PW

Guide Price £365,000

86 Gerard Road, Rotherham, South
Yorkshire, S60 2PW

Description
Guide Price £365,000 - £375,000
Offered with NO UPWARD CHAIN & situated very close to the town centre, is this 4 bedroom detached family home which offers great potential not only within, but also externally.
To the rear of the property are 3 large brick built storage areas which days gone by, used to be stables. Subject to relevant planning permissions, this area could be converted to a self contained dwelling/annexe to the main residence or alternatively be knocked through to create a substantial 5/6 bedroom home.
Within, are 2 large reception rooms together with a spacious fitted breakfast kitchen. The ground floor enjoys an open plan style of living.
To the first floor are 4 bedrooms, 3 of double size and a single. There is a combination boiler housed to the airing cupboard on the landing. The family bathroom is fitted with a white 3 piece suite inc. a 'P' shaped jacuzzi style bath with overhead shower & tiled walls.
There is an abundance of parking to the side driveway together with a brick built double garage. There is a front lawned garden & to the rear a further lawned garden & patio area.
Gerard Road is situated immediately off Moorgate Road with bus services to the Rotherham Hospital & Thomas Rotherham 6th form College both on Moorgate Road. Its close proximity to the town centre is beneficial for those who don't drive & enjoy visiting the town.

- A 4 bedroom detached house
- No upward chain
- Double brick built garage
- Front garden & rear patio garden
- 3 double bedrooms & a single bedroom
- Spacious lounge & spacious separate dining room
- Large rear outbuildings with great potential
- Close to town centre
- FREEHOLD / TAX BAND E
- Viewing recommended

