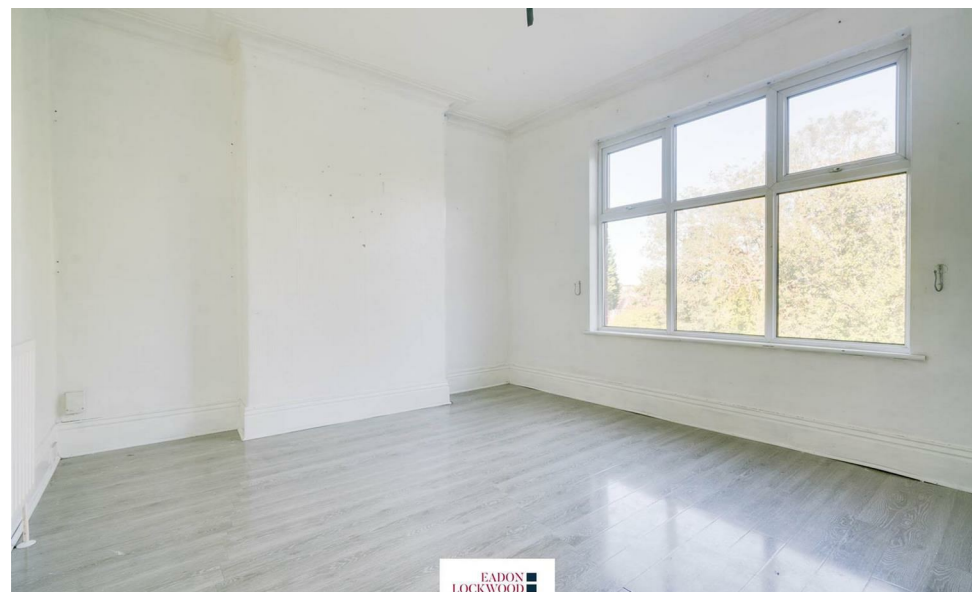




TOTAL FLOOR AREA: 1491 sq. ft. (138.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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17, Broomfield Grove, Rotherham, S60 2SY

Offers In The Region Of £190,000

17 Broomfield Grove, Rotherham, S60 2SY

Description

Situated on this ever-popular road near the heart of Rotherham, this spacious and inviting three/four-bedroom semi-detached family home offers a rare and exciting opportunity for those in search of a property with tremendous potential. Perfectly balancing size, versatility, and character, it provides an excellent foundation for any family looking to make a house their own.

With living space thoughtfully spread across three floors, this home boasts a wealth of features that cater to both comfort and practicality. The ground floor is designed to accommodate family life and entertaining alike, featuring two generously sized reception rooms perfect for relaxing or hosting guests. The separate kitchen offers a blank canvas for culinary enthusiasts to craft their ideal cooking and dining space. Upstairs, the property houses four well-proportioned bedrooms, all filled with natural light, alongside a family bathroom that is ripe for modernisation.

However, the real potential of this property lies in its lower ground floor. This level includes three additional rooms, which could be utilised in countless ways — from creating a home office, gym, or playroom to a hobby space or even a self-contained suite, subject to relevant planning permissions. The flexibility of this layout ensures that it can evolve with your family's needs over time.

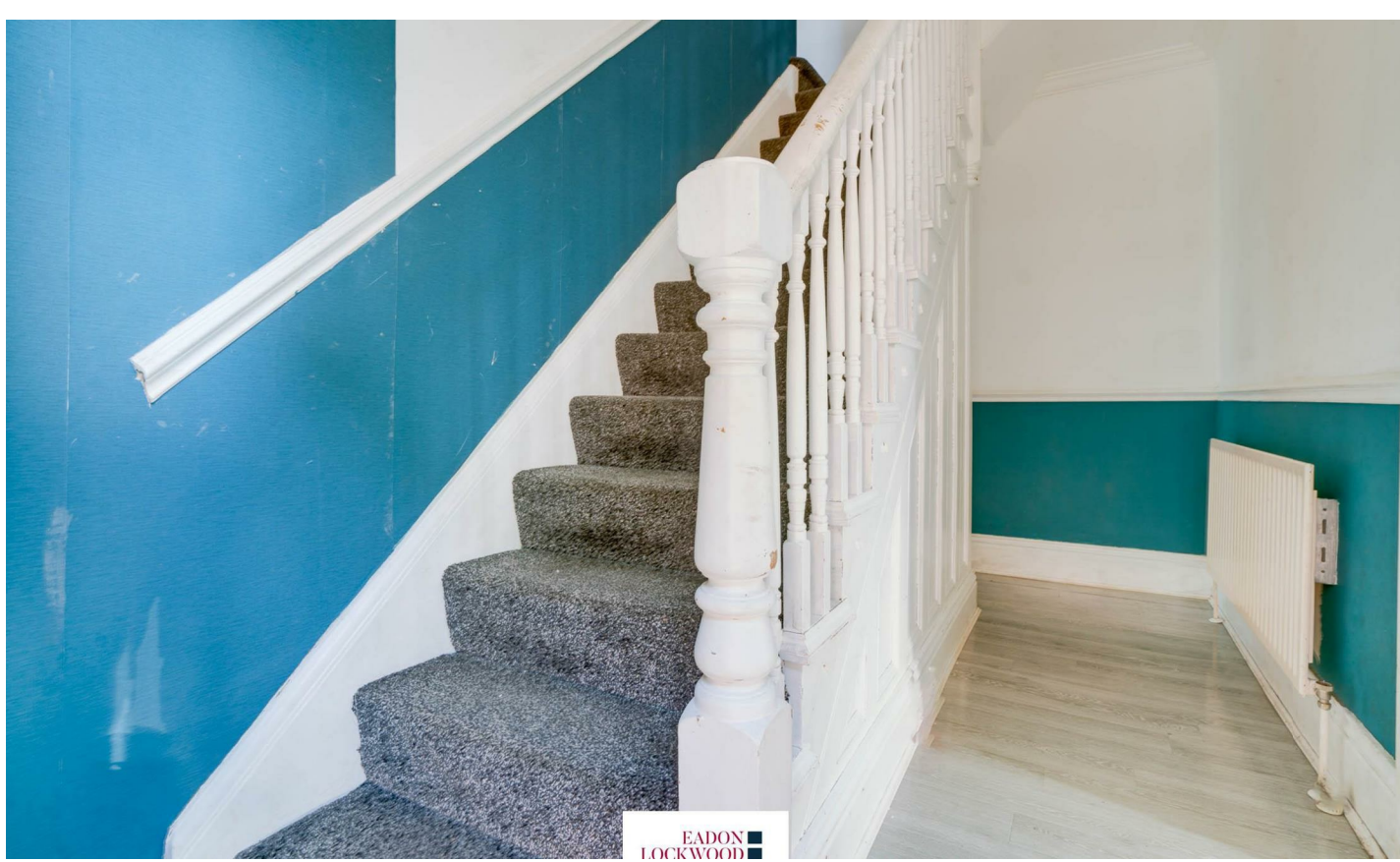
Practicality is further enhanced with the inclusion of off-road parking at the front of the property, providing easy access and convenience, while the expansive private rear garden offers a peaceful retreat for outdoor living. Whether you're a gardening enthusiast or simply enjoy a quiet spot to unwind, this large outdoor space provides endless possibilities. Additionally, the rear garden offers direct access to the lower ground floor, further enhancing the home's adaptability, perhaps for future extensions or a unique outdoor entertainment area.

Located in a highly sought-after residential area, this property is perfectly positioned within close proximity to well-regarded schools, making it an ideal choice for growing families. The neighbourhood exudes a sense of community, with local amenities, parks, and transport links nearby, ensuring a convenient lifestyle.

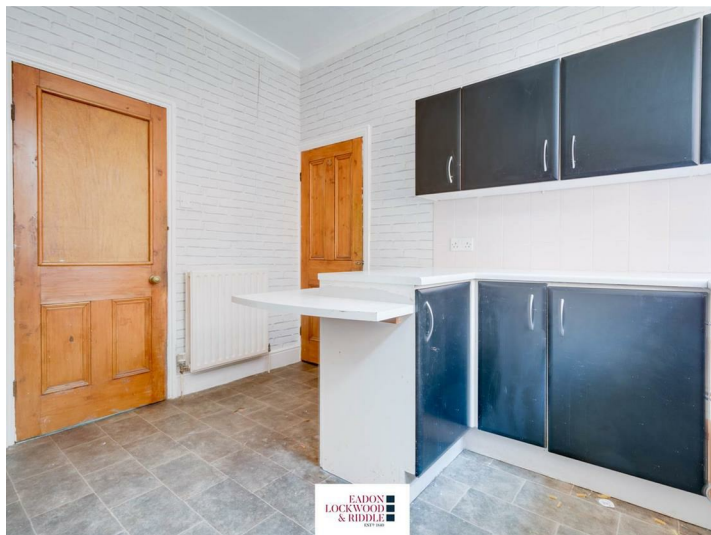
The property is being offered with no onward chain, meaning the buying process can be swift and seamless for prospective buyers. For those with vision and a desire to personalise, this home represents a blank canvas — ready to be transformed into a dream space that reflects your unique style and needs. A touch of TLC is all that's needed to bring this property's full potential to life.

Don't miss out on this fantastic opportunity to make Broomfield Grove your forever home. With so much to offer and boundless possibilities, this house could be the perfect project for anyone looking to create a comfortable, stylish, and functional home. Seize the chance to turn your vision into reality and start your next chapter in this highly desirable location.

- Three/Four Bedroom Semi Detached Family Home
- Offering a Huge Amount of Potential
- Accommodation over Three Floors
- Two Reception Rooms and a Separate Kitchen
- Large Garden to the Rear
- Available with No Onward Chain
- Council Tax Band C



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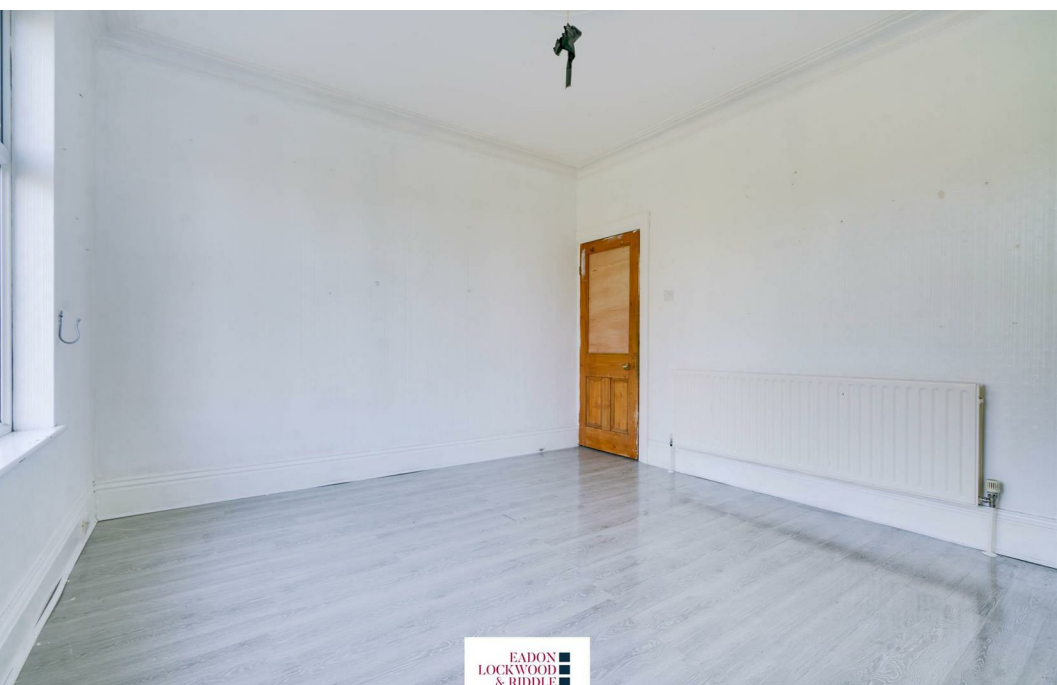
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