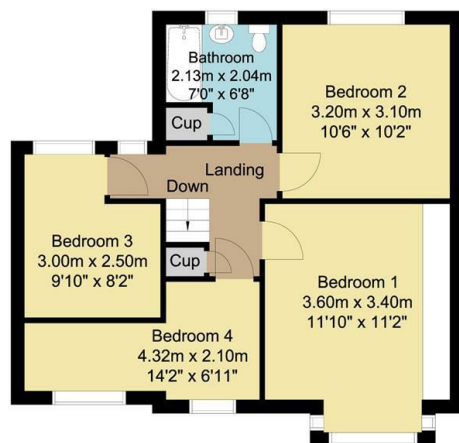
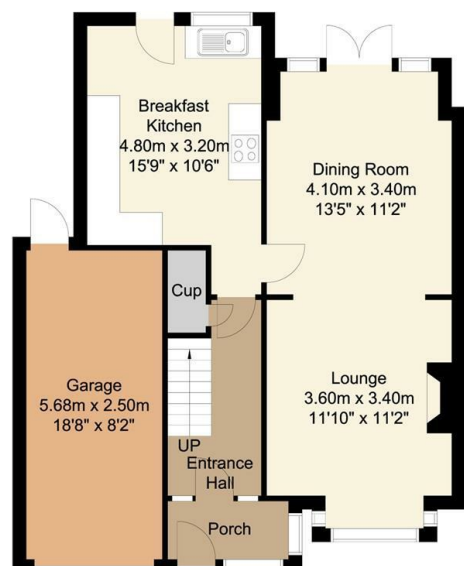


Ground Floor
66 sq m/710.41 sq ft
Approx.

First Floor
48 sq m/516.66 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2025



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**EADON
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& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

141, Broom Lane, Rotherham, S60 3NN

Offers In The Region Of £260,000

141 Broom Lane, Rotherham, S60 3NN

Description
Available with No Onward Chain, this extended semi-detached home presents a fantastic opportunity for families seeking substantial living space with a well-thought-out, functional layout. Offering approximately 1,226 square feet of accommodation, this home has been carefully designed to cater to the needs of modern living while retaining a welcoming and comfortable atmosphere.

The property boasts four bedrooms, providing ample space for a growing family, home office setup, or guest accommodations. The thoughtfully arranged layout ensures each room feels spacious and practical, accommodating a variety of lifestyles and preferences.

Two generous reception rooms offer flexible living and dining options, making it easy to create both intimate and open-plan spaces. Whether you're looking for a cozy lounge to unwind in or a larger area for entertaining guests, this home provides the versatility to adapt to your needs.

One of the standout features of this property is the extended kitchen, which has been designed with both style and functionality in mind. This light-filled space provides plenty of room for cooking, dining, and socializing, making it the true heart of the home. Whether you're preparing meals for the family or hosting dinner parties, the kitchen's generous proportions allow for effortless movement and convenience.

Further enhancing the appeal of this home is the side and rear extensions, which have significantly increased the overall living space. These additions create a seamless flow between rooms, maximizing the functionality of the home while offering a layout that suits contemporary lifestyles.

Set on a generous plot, the property presents further potential for personalization, giving buyers the opportunity to make it truly their own. Whether you dream of creating additional outdoor entertaining areas, landscaping the garden, or reconfiguring interior spaces, there is plenty of scope to enhance this already impressive home.

For added convenience, the property benefits from off-road parking for up to three vehicles, a valuable feature in any residential area. The driveway ensures stress-free parking, making daily life that much easier.

Offered with no onward chain, this home is ready for its next owners to move in without delay, providing a smooth and straightforward purchase process.

Viewing is highly recommended to truly appreciate the size, layout, and potential this fantastic home has to offer. Don't miss the chance to secure this spacious and well-appointed property in a desirable location—schedule your viewing today!

- Spacious accommodation with approximately 1,226 sq. ft. of living space
- Four well-sized bedrooms, ideal for families or home office use
- Extended kitchen, providing a practical and social hub of the home
- Two versatile reception rooms, perfect for relaxation and entertaining
- Side and rear extensions, enhancing space and functionality
- Off-road parking for up to three cars and offered with no onward chain

