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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



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99, Broom Valley Road, Rotherham, S60 2QX

Offers In The Region Of £175,000

99 Broom Valley Road, Rotherham, S60 2QX

Description
Welcome to this inviting three-bedroom semi-detached home, superbly positioned on a generous corner plot in one of Rotherham's most sought after residential areas—Broom Valley Road. Offering the perfect balance of space, location, and future potential, this property presents an exciting opportunity for families, first-time buyers, and investors alike.

From the moment you arrive, the home's kerb appeal and prominent corner setting create a strong first impression. Inside, the accommodation is well-proportioned and thoughtfully arranged, with a spacious main reception room providing a comfortable and flexible living area. There's ample room to relax, entertain guests, or enjoy family time, all within a space that could easily be tailored to your personal style.

The home features three generously sized bedrooms, ideal for a growing family or those needing additional space for a home office, guest room, or creative studio. The layout promotes practical living, with natural light filtering through the rooms to create a bright and welcoming atmosphere.

One of the standout features of this property is its corner plot position, offering expansive outdoor space rarely found with similar homes. The sizeable garden presents endless possibilities—from creating a dream outdoor entertaining area, to adding an extension or even a garden room, subject to the necessary planning permissions. Whether you're looking for a peaceful retreat or space to grow alongside your family, this plot has the flexibility to meet your vision.

Location is key, and this property truly delivers. Situated within walking distance of highly regarded schools, it's a fantastic choice for families prioritising quality education. The vibrant town centre is just a short distance away, offering an array of shops, supermarkets, cafes, restaurants, and leisure facilities. Excellent public transport links and access to major road networks make commuting easy, whether you're travelling locally or further afield.

Another major benefit is the absence of an onward chain, ensuring a straightforward and speedy purchase process. This blank-canvas home is ready and waiting for you to move in and start adding your personal touches right away.

Whether you're searching for your forever family home, a solid buy-to-let investment, or your first step onto the property ladder, this property is brimming with potential and located in a thriving, well-connected community.

Viewing is highly recommended to truly appreciate the space, setting, and possibilities on offer here. Don't miss your chance to secure this exceptional property in a prime location.

- Spacious three-bedroom semi-detached home with versatile living space
- Prime corner plot offering generous gardens and extension potential (STPP)
- Located in the highly desirable Broom Valley area of Rotherham
- Within walking distance of excellent schools and local amenities
- Ideal for families, first-time buyers, or investors seeking long-term value
- Chain-free sale for a faster, smoother buying process

