



TOTAL FLOOR AREA: 1505 sq.ft. (139.8 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



17 Broom Road, Rotherham, S60 2SN

GUIDE PRICE £300,000 - £320,000

ELR are delighted to bring to the open market this FABULOUS EXTENDED THREE BEDROOM DETACHED FAMILY HOME, a lovely property that combines both character and comfort in a convenient location close to the town centre and the Herringthorpe playing fields.

As you enter the house, you will be greeted by an entrance porch and an impressive inner reception hall with a staircase that has an original feature arched stained glass window which adds a touch of charm and elegance to the home.

This incredible property offers a beautiful spacious lounge with an electric fireplace and a large bay window, an attractive extended kitchen with integrated appliances and a large dining room that leads to a garden room which is ideal for relaxing, entertaining or working from home. There is also a wet room and a cupboard that can be used as a utility room.

The first floor has three bedrooms, all with fitted wardrobes. The large family bathroom is simply stunning with a whirlpool bath and separate shower cubicle, you will love to unwind in this spa-like space.

The house benefits from gas central heating and UPVC double glazing and is perfect for families who want to enjoy the benefits of living close to the town centre, with the shops, restaurants, schools, parks and transport links all close by.

The outside space is impressive with an attractive front garden and long driveway providing ample parking that leads to the single detached garage at the rear where you will find the long lawned garden with a pleasant patio area.

Don't miss this chance to own your dream family home! Contact us today to arrange a viewing!

- EXTENDED THREE BEDROOM DETACHED
- BEAUTIFULLY PRESENTED THROUGHOUT
- GREAT LOCATION
- DETACHED SINGLE GARAGE
- NO UPWARD CHAIN
- FREEHOLD / TAX BAND C
- EARLY VIEWING IS HIGHLY RECOMMENDED

