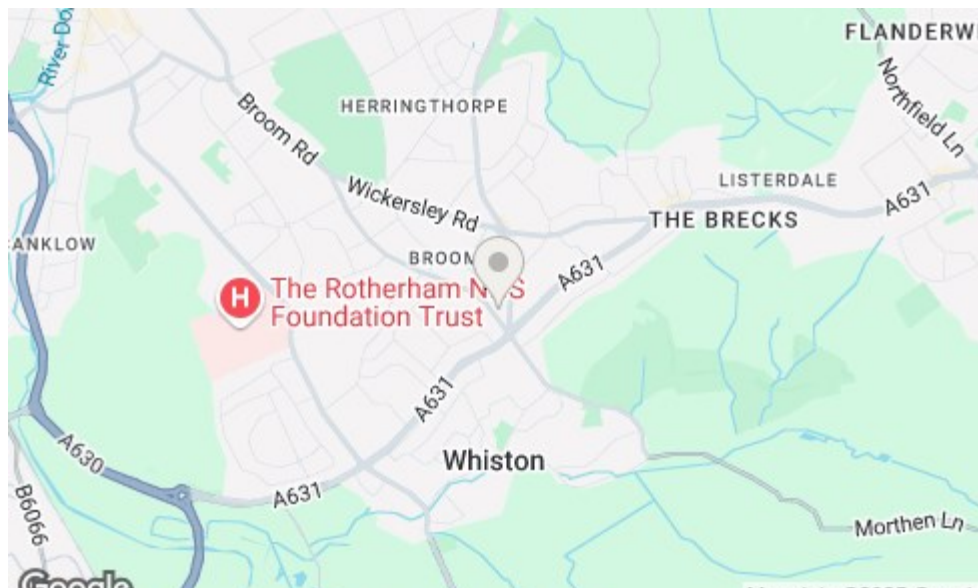
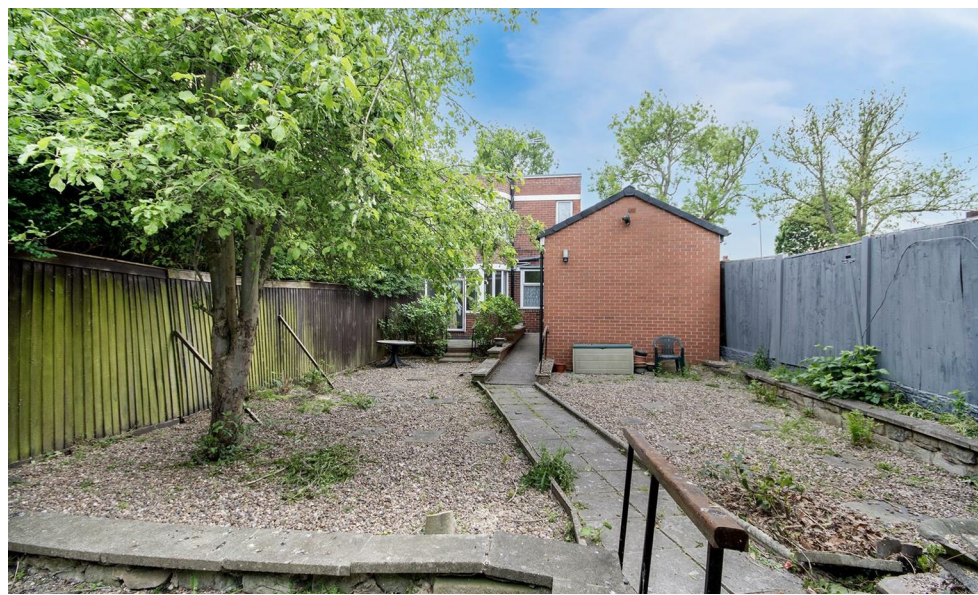


Ground Floor
71 sq m/764.23 sq ft
Approx.

First Floor
42 sq m/452.08 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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ESTD 1840

197, Broom Lane, Rotherham, S60 3NW

Offers In The Region Of £260,000

197 Broom Lane, Rotherham, S60 3NW

Description
Situating in a highly sought-after, family-friendly neighbourhood, this impressive four-bedroom semi-detached home offers spacious living and excellent future potential, making it an ideal choice for families, professionals, or anyone seeking to settle in a welcoming community. The property benefits from a newly fitted roof installed within the last two months, providing peace of mind and reliable protection from the elements. It is offered with no onward chain, allowing for a smooth and hassle-free purchase process.

Upon entering, you are welcomed by a bright and inviting hallway that sets a warm and comfortable tone for the entire home. The ground floor has been thoughtfully designed with versatility in mind, featuring an extension that creates a layout ideal for multigenerational living or flexible family arrangements. This section is almost self-contained, comprising a large utility space which could easily be converted into an additional reception room, a spacious wet room, and an extra room that can function either as living accommodation or a bedroom. This configuration provides privacy and independence for family members while maintaining connectivity within the home.

The main part of the ground floor also includes two well-proportioned reception areas filled with natural light, offering a range of options for relaxing, entertaining, or working from home. The kitchen, conveniently positioned with direct access to the rear garden, serves as a functional and sociable hub with ample space for cooking, casual dining, and hosting guests.

Upstairs, three bedrooms provide generous space for rest, study, or play. These are complemented by a bathroom, designed to accommodate busy routines and visiting guests.

Externally, the property benefits from a sizeable driveway with ample off-road parking for multiple vehicles, a valuable asset in this popular residential area in addition to a EV charging point. The generous rear garden offers a private, secure outdoor space ideal for family activities, gardening, or relaxing in tranquility.

Located on Broom Lane, the property enjoys a strong community feel and excellent access to local amenities, including supermarkets, shops, cafes, and recreational facilities. Families will appreciate the proximity to reputable schools and parks, while commuters benefit from convenient public transport links and easy access to major road networks, providing straightforward travel to Rotherham town centre and beyond.

This home represents an exceptional opportunity to acquire a spacious and characterful property with no onward chain, offering a versatile layout and a blank canvas to create a family residence tailored to your personal tastes and needs. Early viewing is highly recommended to fully appreciate the many benefits and possibilities this Broom Lane property presents.

- Four-bedroom semi-detached home in a sought-after, family-friendly area
- Newly fitted roof (within last 2 months) and no onward chain for easy purchase
- Ground floor extension with utility, wet room, and extra flexible living space
- Two bright reception rooms and kitchen with rear garden access
- Upstairs features three bedrooms and a family bathroom
- Large driveway with off-road parking and a spacious, secure rear garden
- EV Charging Point To the Front

