



**Broom Lane,, Rotherham, S60 3NN**

**Nicholas  
Humphreys**

**Offers Around £250,000**



**\*\* Modernised Semi Detached \*\* Garage & Driveway \*\* Three Bedrooms \*\* Fantastic Garden \*\***

Situated on Broom Lane in Rotherham, this traditional bay-fronted semi-detached home is set back from the road with a double-width driveway and single garage. The property features a welcoming hallway, a front-facing lounge with bay window, and a spacious open-plan dining kitchen with French patio doors leading to an extensive rear garden.

Upstairs, there are three generously sized bedrooms and a modern fitted bathroom with a thermostatic shower. The home benefits from gas central heating, UPVC double glazing, and a private garden with mature trees. Conveniently located for access to the M1 and local amenities, the property is offered with no upward chain and immediate vacant possession.



**The Accommodation**

Set back from the road with a double-width driveway, this traditional bay-fronted semi-detached home offers excellent curb appeal and well-proportioned living space throughout. Accessed via a UPVC double-glazed front entrance door, the property opens into a welcoming reception hallway featuring wood-effect flooring, a single radiator, and a staircase rising to the first floor. To the front of the home, the lounge enjoys natural light from a UPVC double-glazed walk-in bay window and includes a fitted carpet and double radiator, creating a cosy and comfortable reception space.

To the rear, the heart of the home lies in the open-plan dining kitchen, which overlooks an impressive and private rear garden. French patio doors in the dining area offer direct access to the outside, making this an ideal setting for entertaining or relaxing. The kitchen is fitted with a range of contemporary grey shaker-style base cupboards and drawers with complementary eye-level units, a built-in oven, electric hob with extractor hood, stainless steel sink beneath a rear-facing window, and provisions for freestanding appliances. A concealed wall-mounted gas-fired combination boiler supplies the domestic hot water and central heating system.

The first-floor landing has a UPVC double-glazed window to the side and access to the loft space. The master double bedroom sits across the front elevation, benefiting from a walk-in bay window and fitted carpet, while two further generously sized bedrooms offer comfortable accommodation, with the larger second bedroom enjoying views across the rear garden. A modern family bathroom completes the internal layout and includes a white three-piece suite with WC, pedestal hand wash basin, and a panel bath with thermostatic twin shower head and glass screen. The room is finished with complementary wall tiling, a heated chrome towel rail, extractor fan, and UPVC double-glazed window.

Externally, the property boasts a single garage to the side with an up-and-over door and a personnel door providing access to the garden. The rear garden is a particular highlight, featuring a slab-paved patio and generous lawn bordered by mature trees, offering a peaceful and private outdoor retreat. Conveniently positioned with easy access to the M1 commuter corridor and a wide range of amenities within Rotherham, this well-presented home is available for sale with no upper chain and immediate vacant possession.

Viewings are strictly by appointment.

**Hallway**

**Lounge**

3.61m max x 3.38m (11'10 max x 11'1)

**Kitchen Diner**

6.71m max x 3.18m (22'0 max x 10'5)

**Bedroom**

3.61m max x 3.38m (11'10 max x 11'1)

**Bedroom**

3.23m x 3.12m (10'7 x 10'3)

**Bedroom**

2.08m x 1.70m (6'10 x 5'7)

**Bathroom**

2.11m x 1.96m (6'11 x 6'5)

**Garage**

5.16m x 2.44m (16'11 x 8'0)

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: Rotherham, South Yorkshire

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile

signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

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Draft details awaiting vendor approval and subject to change







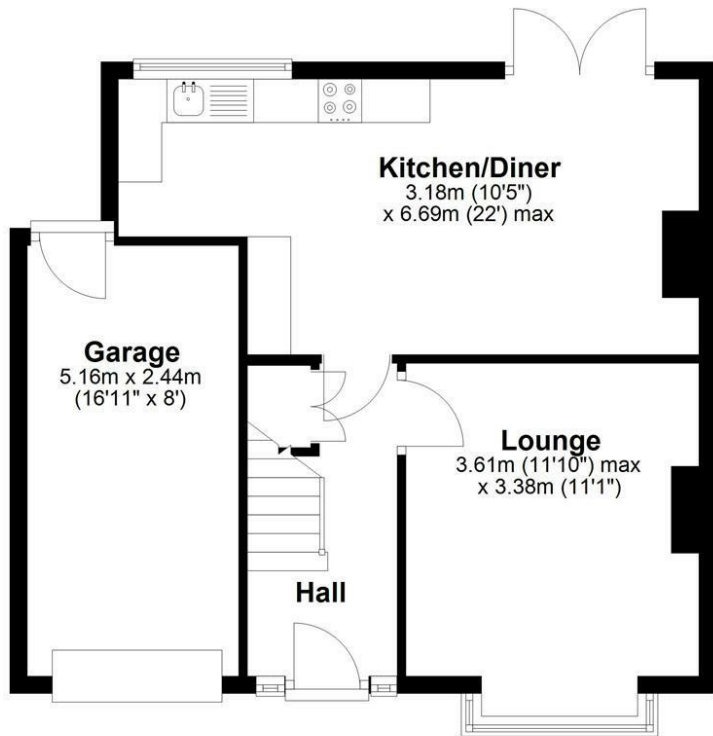




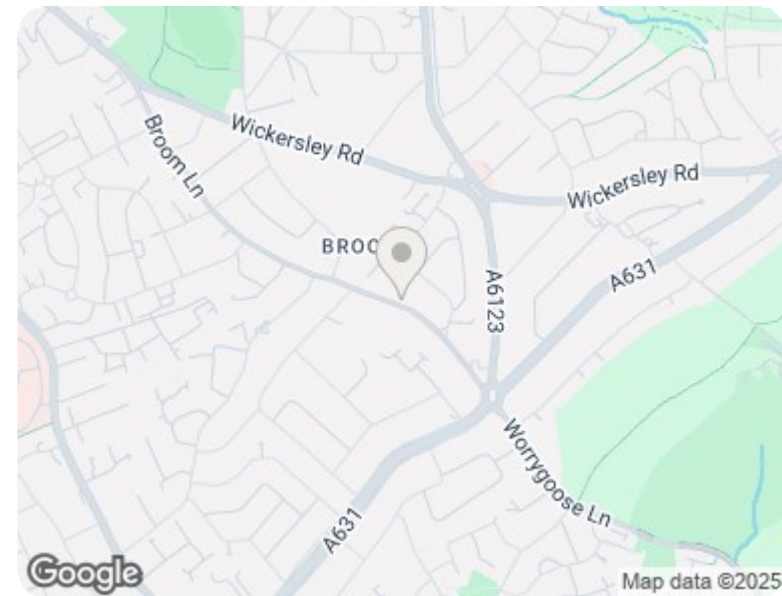
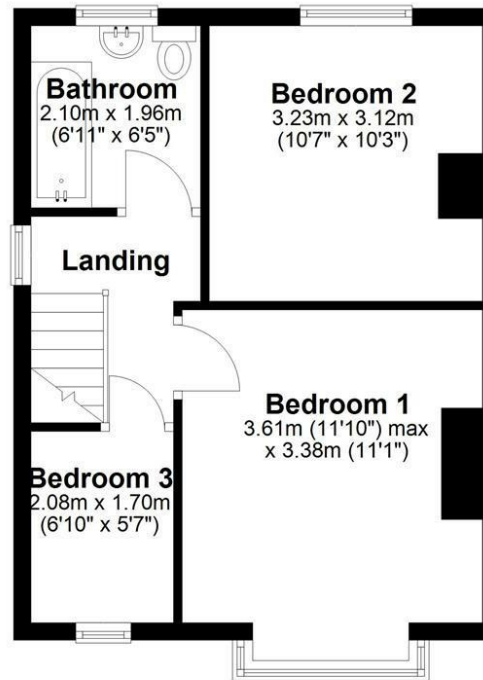




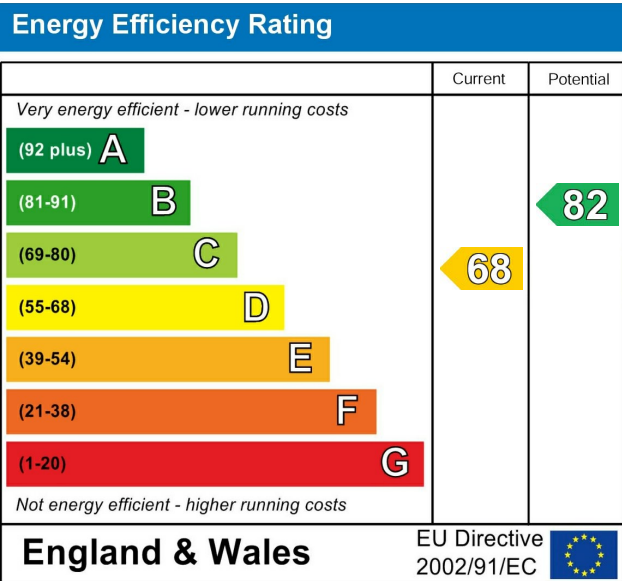
## Ground Floor



## First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.



Council Tax Band B

Freehold

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

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**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>