



**Beaconsfield Road, Broom ROTHERHAM S60 3HD**

**welcome to**

**Beaconsfield Road, Broom ROTHERHAM**

GUIDE PRICE £260,000- £270,000 - MAKE THIS YOUR DREAM HOME - Offered to market is this spacious four bedroom family home boasting spacious & well presented accommodation throughout with off road parking & a generous sized rear garden. Close to local amenities, transport links and schools...



### **Entrance Porch**

Having a front & side facing double glazed window & a side facing door.

### **Entrance Hall**

Having a front facing door, a central heating radiator, the stairs to the landing and useful built in storage cupboard.

### **Downstairs W.C.**

Fitted with a hand wash basin and a W.C. Having a side facing window and useful built in storage.

### **Lounge**

11' 11" plus bay window x 11' 3" ( 3.63m plus bay window x 3.43m )

Being open plan into the dining room having a front facing bay window and a central heating radiator.

### **Dining Room**

11' 1" into chimney breast recess x 10' 7" ( 3.38m into chimney breast recess x 3.23m )

Being open plan into the kitchen having a central heating radiator.

### **Kitchen**

17' 6" x 7' 10" ( 5.33m x 2.39m )

Fitted with wall and base units with worktops housing the sink & drainer. There is space and plumbing for a cooker, a fridge/freezer a dishwasher & a washing machine. Having a side facing door, a rear facing window & patio doors leading to the garden and a central heating radiator.

### **Landing**

Providing entry to the loft & having a built in storage cupboard.

### **Bedroom One**

23' 3" x 11' 3" ( 7.09m x 3.43m )

Having a front & rear facing double glazed window and two central heating radiators.

### **Bedroom Two**

10' 3" x 10' 2" into recess ( 3.12m x 3.10m into recess )

Having a rear facing double glazed window and a central heating radiator.

### **Bedroom Three**

12' 1" x 11' 8" into chimney breast recess ( 3.68m x 3.56m into chimney breast recess )

Having a front facing double glazed window and a central heating radiator.

### **Bedroom Four**

5' 7" x 6' 7" ( 1.70m x 2.01m )

Having a front facing double glazed window and a central heating radiator.

### **Bathroom**

Being fully tiled and fitted with a bath with a shower over, a hand wash basin and a W.C. Having a rear facing window and a central heating radiator.

### **Outside**

To the front is a lawned garden and a drive providing off road parking.

To the rear is a generous sized lawned garden & a patio area with a carport leading to an expansive detached garage providing further parking for multiple vehicles. A versatile space which can be adapted accordingly & fitted with electrics.



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welcome to

## Beaconsfield Road, Broom ROTHERHAM

- Four bedroom semi detached property
- Well presented & spacious accommodation throughout
- Ideal family home
- Close to local amenities, transport links & schools
- Off road parking

Tenure: Freehold EPC Rating: C

offers over

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114019 - 0010

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