



Broom Lane, Rotherham S60 3EW

welcome to

Broom Lane, Rotherham

£240,000 - NEED THAT EXTRA SPACE? - Offered to market is this three bedroom semi detached property making the perfect family home. Boasting spacious accommodation throughout with off road parking and a generous sized rear garden...CALL NOW TO VIEW!!!



Entrance Hall

Having a front facing door, a side facing double glazed window, a central heating radiator and understairs storage cupboard.

Lounge

Having a front facing double glazed bay window, a central heating radiator and a feature gas fire with sliding doors leading into the dining room.

Dining Room

13' 6" to maximum point x 10' 11" to maximum point (4.11m to maximum point x 3.33m to maximum point)
Having rear facing French doors leading to the garden and a central heating radiator.

Kitchen

9' 6" to maximum point x 7' 4" to maximum point (2.90m to maximum point x 2.24m to maximum point)
Fitted with wall and base units with space for a cooker and plumbing for a washing machine. Having a rear facing double glazed window.

Rear Porch

Having a rear facing double glazed stable door leading to the garden and two double glazed side facing double glazed windows.

Landing

Having a side facing double glazed window and providing entry to the loft.

Bedroom One

Having a front facing double glazed bay window, a central heating radiator and built in wardrobes & storage cupboard providing hanging and storage space.

Bedroom Two

13' to maximum point x 10' 11" into recess (3.96m to maximum point x 3.33m into recess)
Having a rear facing double glazed window, a central heating radiator and built in storage.

Bedroom Three

7' 4" to maximum point x 7' 2" to maximum point (2.24m to maximum point x 2.18m to maximum point)
Having a front facing double glazed window and a central heating radiator.

Bathroom

Having a separate W.C. Fitted with a bath with a shower over, a hand wash basin with built in storage cupboard, a heated towel rail and spotlights to the ceiling.

Outside

To the front is a lawned garden and a drive leading to the garage towards the rear providing off road parking for 4/5 cars.

To the rear is an enclosed lawned garden with a patio area.



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welcome to

Broom Lane, Rotherham

- Three bedroom semi detached property
- Spacious accommodation throughout
- Ideal family purchase
- Drive & garage providing off road parking
- Generous sized rear garden

Tenure: Freehold EPC Rating: D

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF114773 - 0006

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william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk