









## 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.

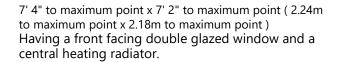
#### **Bedroom One**

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**



#### **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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## **Broom Lane, Rotherham**

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

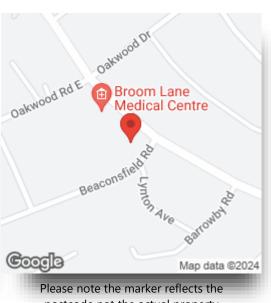
Tenure: Freehold EPC Rating: D

£240,000









postcode not the actual property

# view this property online williamhbrown.co.uk/Property/RTF114773



Property Ref: RTF114773 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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