









welcome to

Broom Road, Rotherham

£325,000 - START THE DREAM HERE - This beautiful four bedroom semi detached property makes the perfect family home boasting spacious accommodation throughout with basement & attic space, a drive providing off road parking & a good sized rear garden...WHAT ARE YOU WAITING FOR?













Entrance Porch

Having a front facing double glazed door.

Entrance Hall

Having a central heating radiator and the stairs to the first floor landing.

Sitting Room

13' 1" into chimney breast recess x 15' 10" into bay window (3.99m into chimney breast recess x 4.83m into bay window)

Having a front facing double glazed bay window, a central heating radiator and a feature fireplace.

Lounge

13' 1" x 12' 5" into chimney breast recess (3.99m x 3.78m into chimney breast recess)

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

Kitchen

14' 10" x 12' 11" (4.52m x 3.94m)

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

Landing

Having a central heating radiator and the stairs leading to the second floor attic space.

Bedroom One

9' 10" x 12' 9" (3.00m x 3.89m)

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

Bedroom Two

12' 11" into chimney breast recess \times 13' 11" (3.94m into chimney breast recess \times 4.24m)

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

Bedroom Three

9' 11" x 6' 10" (3.02m x 2.08m)

Having a side facing double glazed window, a central heating radiator and built in storage cupboards.

Office / Bedroom Four

9' 2" x 6' 9" (2.79m x 2.06m)

A versatile space, currently used as an office having fitted shelving and desk but could be used as a fourth bedroom. Having a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a bath and a separate shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed window and a central heating radiator.

Attic

Currently used as a storage space, fitted with a bed & storage and having a rear facing velux window.

Outside

To the front is a driveway providing off road parking.

To the rear is a generous sized garden and a patio.





welcome to

Broom Road, Rotherham

- Four bedroom semi detached property
- PERFECT family home
- Basement & attic space
- Spacious and well presented throughout
- Driveway providing off road parking

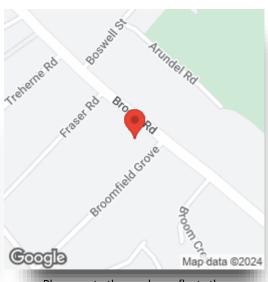
Tenure: Freehold EPC Rating: E

£325,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF114851



Property Ref: RTF114851 - 0004 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 guidance 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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