



Broom Road, Rotherham S60 2SX

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 x 13' 11" (3.94m into chimney breast recess x 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.



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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

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Property Ref:
RTF114851 - 0004

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