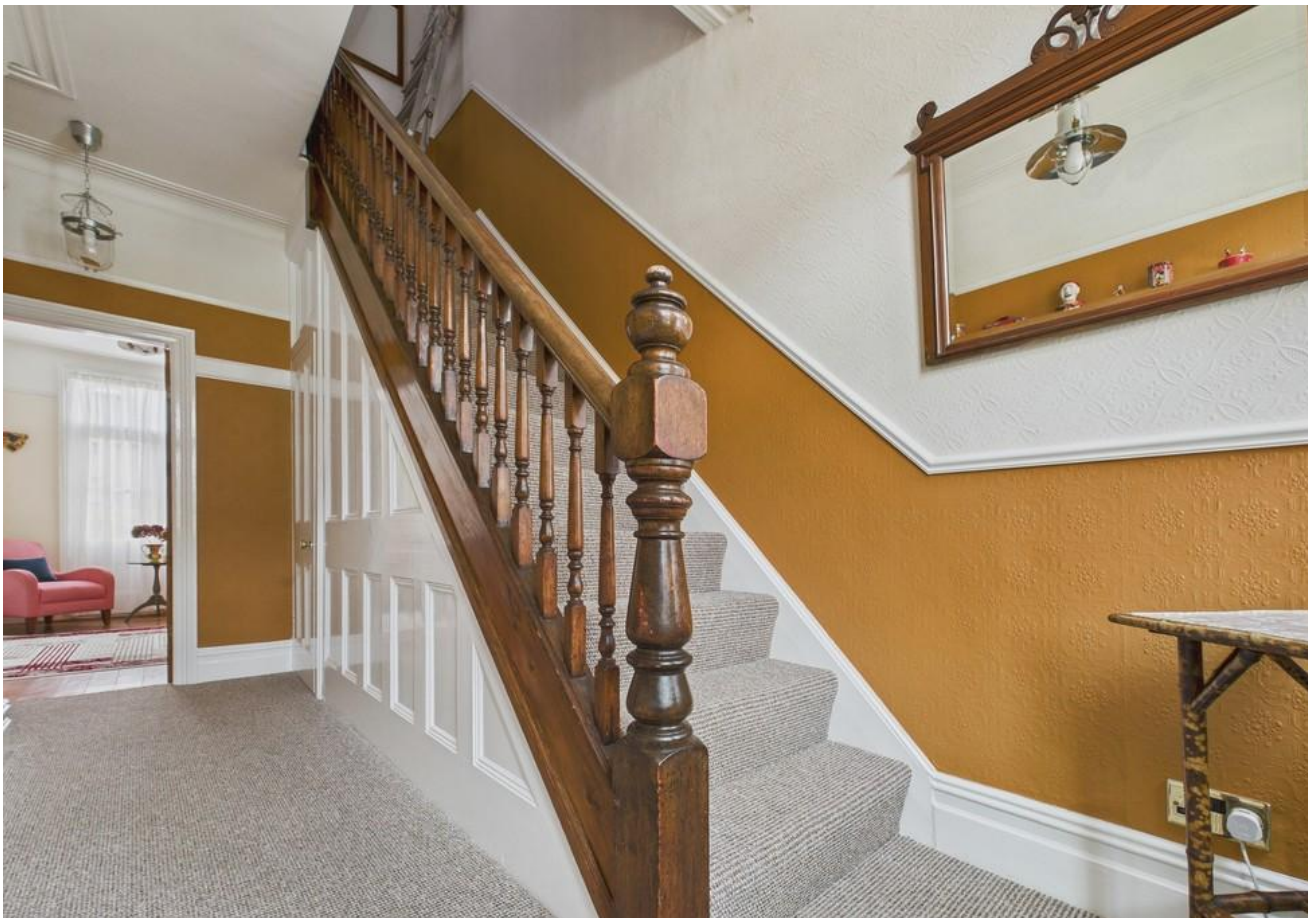


FOR SALE



Broom Grove, Off Broom Road
Guide Price £210,000


MARTIN&CO



Broom Grove, Off Broom Road

3 Bedrooms, 1 Bathroom

Guide Price £210,000

- Semi detached
- Three double bedrooms
- Two reception rooms
- No chain
- Stunning throughout

GUIDE PRICE £210,000 - £220,000. Tucked away in a quiet cul-de-sac just off Broom Road in the popular Moorgate area of Rotherham, this three double bedroom semi-detached home offers a blend of original features and thoughtful updates. With no onward chain, it presents a rare opportunity for those looking to move quickly without compromising on space or character. The property has been well cared for by the current owner and includes many of its original style features such as stripped wooden floorboards and open fireplaces, giving it a warm and settled feel throughout.

The entrance hallway sets the tone, with a spindled staircase leading up to the first floor, there is access to the generous size cellar ideal for storage and access into the two main reception rooms. The front lounge is bright and welcoming thanks to the large bay window, and retains its period feel with original floorboards and a fire surround complete with a working open fire – ideal for colder months. The second reception room, currently used as a dining room, also features the same stripped wooden floors and another open fireplace. French doors from here open out onto the rear garden, allowing for a pleasant outlook and connection to the outdoor space.

The kitchen sits towards the rear of the house and is fitted with a range of oak-style wall and base units,



integrated appliances, and space for a breakfast table. It's a practical layout, well suited for everyday living and entertaining alike. A convenient downstairs w.c. completes the ground floor.

Upstairs, the spindled balustrade continues onto the landing, which gives access to three well-proportioned bedrooms. Each of the bedrooms offers plenty of space for furniture and storage, with neutral finishes that make them easy to personalise. The family bathroom features a white three-piece suite, including a bath with shower over, wash basin and w.c. Outside, the property continues to impress. The front garden is set out in a forecourt style, giving privacy from the road and providing a pleasant entrance. To the rear, the enclosed garden is a good size and well-maintained, with a patio seating area, lawn and established shrub borders. It's a garden that works well for both relaxing and entertaining in the warmer months.

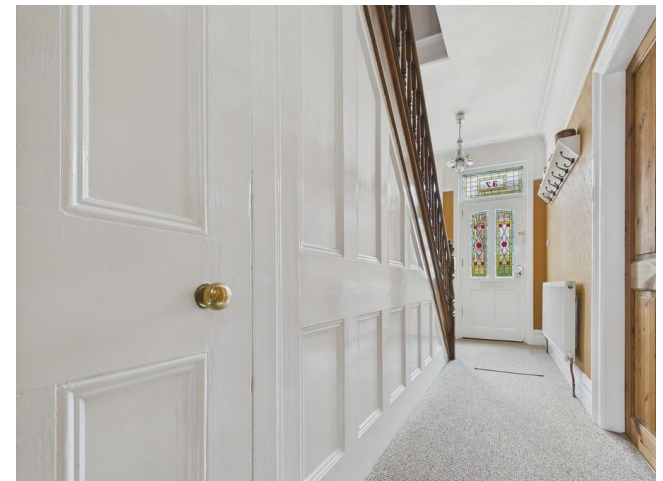
Location-wise, Broom Grove benefits from easy access to a variety of local amenities. Rotherham town centre is just over a mile away and offers a wide

selection of shops, cafés and restaurants, as well as the award-winning Rotherham Market and Forge Island cinema and leisure complex currently under development. There's also convenient access to Rotherham Hospital, making the property suitable for those working nearby.

For commuters, the area is well served by public transport and road links. Rotherham Central train station connects easily to Sheffield, Doncaster and Leeds, while the nearby A630 and M1 motorway open up travel throughout South Yorkshire and beyond. Local bus routes also run frequently through Moorgate and surrounding areas.

Families will find a selection of reputable schools close by. Moorgate Primary School is within walking distance, while Oakwood High School and Thomas Rotherham College are both a short drive away. There are also local nurseries and child care providers in the area, making this a convenient spot for families of all ages.

Supermarket options nearby include a large Tesco Extra at Rotherham Parkgate, Lidl and Morrisons, all



within a short drive. For day-to-day needs, smaller local shops and independent retailers are within easy reach.

Overall, this is a well-positioned and well-presented property that offers a mix of character and convenience. With generous room sizes, original features, and a practical layout inside and out, it will appeal to a wide range of buyers including first time buyers, young families and those looking to downsize. The cul-de-sac location adds to the appeal, offering a quieter setting while still being close to everything Rotherham has to offer.

ENTRANCE HALL Having coving to the ceiling and dado rail to half height. A spindled staircase with decorative paneling rises to the first floor landing, delf shelf and front facing entrance door.

LOUNGE With coving and centre ceiling rose. There is a picture rail and exposed wooded floorboards. The

focal point of the room is the feature fire surround with open fire and front facing bay window.

DINING ROOM With coving to the ceiling and picture rail. The focal point of the room is the feature fire surround with open fire, exposed wooden floorboards and rear facing French doors to the garden.

BREAKFAST KITCHEN Having a range of fitted wall and base units in oak, wall units include extarctor hood and wine rack. Base units are set beneath granite worktops which include a single bowl sink, oven, hob, integrated fridge freezer, plumbing for washing machine, breakfast bar, tiled splash backs, tiled floor and rear facing window.

REAR PORCH With tiled floor and side facing entrance door.

CLOAKROOM Having a two piece suite which comprises of a low flush w.c, wash hand basin, tiled

floor and roof window.

LANDING Having a spindled balustrade, dado rail to half height and loft access.

BEDROOM ONE A double size room with picture rail and front facing window.

BEDROOM TWO A double size room with picture rail and rear facing window.

BEDROOM THREE A double size room with picture rail and rear facing window.

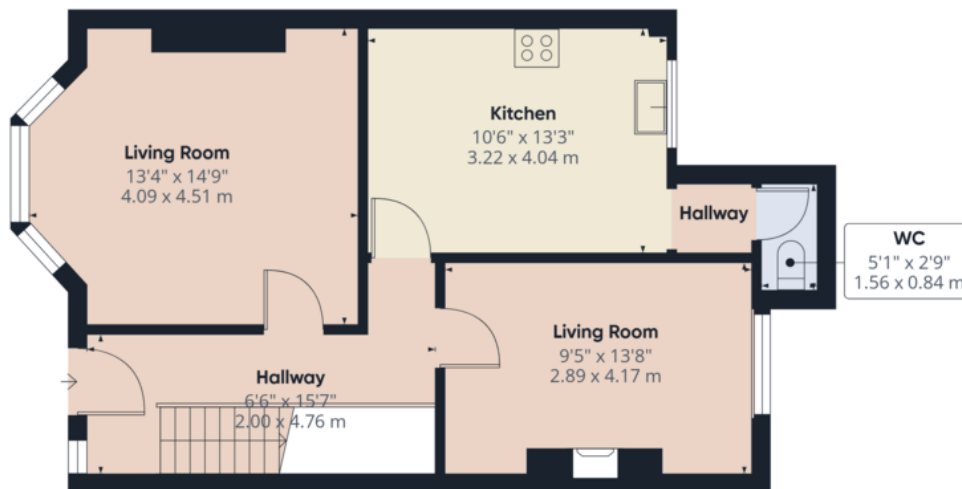
BATHROOM Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with mixer shower over, tiled walls, extractor fan and front facing window.

OUTSIDE To the front of the property is a walled and gated forecourt style garden with path leading to the rear garden. To the rear is a patio area with lawn and



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
1056 ft²
97.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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