

FOR SALE



Oakwood Road West, Broom Valley
Guide Price £210,000


MARTIN&CO



Oakwood Road West, Broom Valley

3 Bedrooms, 1 Bathroom

Guide Price £210,000

- Three double bedrooms
- Spacious utility room
- Dining kitchen with dishwasher
- Off-road parking to front
- Enclosed rear lawn and patio

GUIDE PRICE £210,000 - £220,000. Oakwood Road West sits in the heart of Broom Valley, a well-regarded part of Rotherham that continues to be popular for its convenience and access to local services. This extended semi-detached property offers a straightforward layout across three floors, with space that will suit a variety of buyers, from growing families to those wanting extra room for hobbies or working from home.



ENTRANCE Arriving at the property, there's a driveway providing off-road parking alongside a lawned garden with planted borders that add a touch of greenery. The front door opens into a hallway where stairs rise to the upper floors, setting the scene for a home that feels balanced and functional.

LOUNGE To the front of the ground floor is the lounge, a pleasant space for arranging sofas and creating a relaxing area away from the kitchen.

DINING KITCHEN The dining kitchen sits to the rear and is fitted with a range of wall and base units finished in a practical style, complete with oven, hob, extractor and an integrated dishwasher to keep the space looking tidy. There's ample room for a dining

table here, making it a natural spot for everyday meals or gathering with friends.

CLOAKROOM & UTILITY ROOM Off the kitchen is a cloakroom with a two-piece suite, a handy addition for busy households. Beyond, the spacious utility room is a real bonus, providing extra storage and laundry space that keeps the main kitchen clear and clutter-free.

FIRST FLOOR LANDING

Up on the first floor, there are two double bedrooms that give flexibility for sleeping arrangements or perhaps a home office set-up.

FAMILY BATHROOM The family bathroom on this level comes with a three-piece suite, offering a straightforward space for morning routines or evening baths.

2ND LANDING

MASTER BEDROOM From the landing, stairs continue up to the second floor, where there's another double bedroom. This top floor room benefits from a sense of privacy and would work well as a main bedroom, guest room or even a peaceful study area away from the main living spaces.

OUTSIDE Outside, the rear garden is laid mainly to lawn with a patio area, offering a spot to sit out or let children play. The plot is enclosed, providing some peace of mind for pets or young children, while still being manageable in terms of maintenance.

The position of this house is another real plus. Broom Valley is well known for its proximity to Rotherham Hospital, which sits just around the corner, making the property a practical option for NHS staff or anyone wanting to be close by. Local shops are within reach for day-to-day needs, with a Tesco Express and Co-op



nearby. For bigger shopping trips, Parkgate Shopping time.
Park and Rotherham town centre are both just a short
drive away, offering a full range of stores and services.

Families have a good choice of schools in the area,
including Broom Valley Community School and St
Bernard's Catholic High School, both of which are
within easy distance. Public transport is well served,
with bus routes running along nearby Broom Road and
Wickersley Road linking into the town centre and
beyond. For drivers, the A630 and A631 offer direct
routes to the M1 and wider motorway network, making
commuting to Sheffield, Doncaster or Barnsley
straightforward.

Altogether, 1 Oakwood Road West brings together
extended living space over three levels, off-road
parking and a convenient setting close to local
amenities, schools and transport links. It's a home that
will suit a variety of lifestyles, offering the kind of
flexible layout that can adapt to changing needs over



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		





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