

17 Broom Riddings, Greasbrough, Rotherham, S61 4NR

**£270,000**

NEWLY RENOVATED HOME WITH NO FORWARD CHAIN. \*\*\* This beautifully presented three-bedroom detached bungalow is located in a highly sought after area on a very quiet road. Offered for sale in this generous corner plot position with a variety of purchasers in mind. The property boasts high quality fixtures and fittings that have all been newly added in the renovation. The accommodation comprises of an entrance, lounge, kitchen, three good sized bedrooms and a modern shower room. The property is finished to a high standard and benefits from an abundance of natural light, viewings are essential to appreciate the space and quality on offer.



### **Entrance Porch 2'11" x 1'7" (0.9 x 0.5)**

Access is gained through the front facing UPVC door.

### **Kitchen Dining room 11'9" x 15'8" (3.6 x 4.8)**



The spacious kitchen has been newly fitted with shaker style units with an abundance of integrated appliances. Comprising of; Double oven, microwave, electric hob with stainless steel extractor over. Wine fridge, dishwasher, fridge, freezer and inset stainless steel sink with drainer and hose tap. Two central heating radiators, side facing UPVC window and Rear UPVC door. The storage cupboard has plumbing and power for a washing machine.

### **Inner hall 2'7" x 6'10" (0.8 x 2.1)**

Having a pull down ladder giving access to the loft. (The combi boiler is located in the loft.)

### **Lounge 15'8" x 15'1" (4.8 x 4.6)**



The light and airy lounge has a large bay window and two central heating radiators.

### **Shower Room 5'10" x 7'6" (1.8 x 2.3)**



The luxurious shower room is tiled with high quality porcelain tiles. A vanity hand wash basin with mixer tap offers much needed storage space, low flush toilet and mains shower cubical. Having a rear facing UPVC window and central heating radiator.

### **Bedroom One 12'1" x 11'9" (3.7 x 3.6)**



A light and spacious bay windowed Master Bedroom has a lovely feel with newly fitted carpets and a central heating radiator.

### **Bedroom Two 11'9" x 9'2" (3.6 x 2.8)**

Having a rear facing UPVC window, newly fitted carpets and central heating radiator.

### **Bedroom Three 11'9" x 7'6" (3.6 x 2.3)**



Having a side facing UPVC window, newly fitted carpets and central heating radiator.

### **Outside**



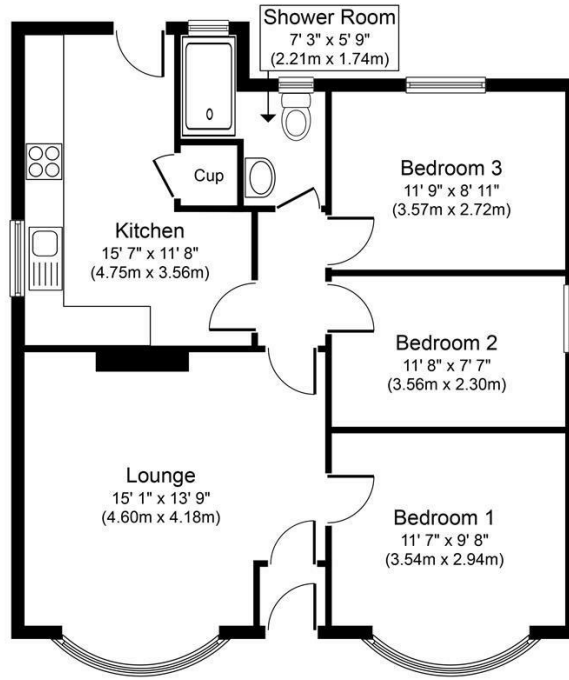
The property stands within a private wrap around garden with hedge border and mature plants. Timber gate to the drive creating off road parking for two vehicles. Power and a cold water tap are located by the rear door.

### **Material Information**

EPC C

Council tax B  
Freehold

# Floor Plan



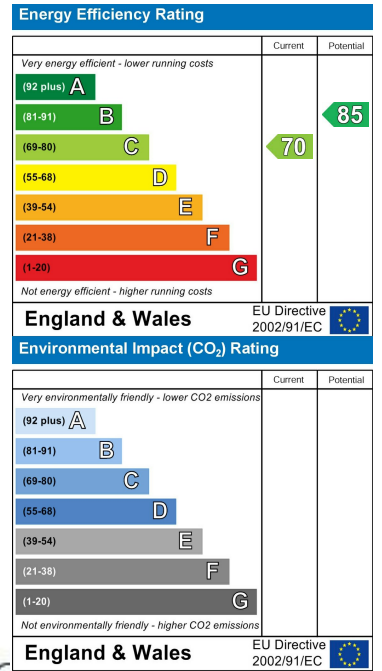
**Bungalow**  
**Approximate Floor Area**  
**780 sq. ft.**  
**(72.5 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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