



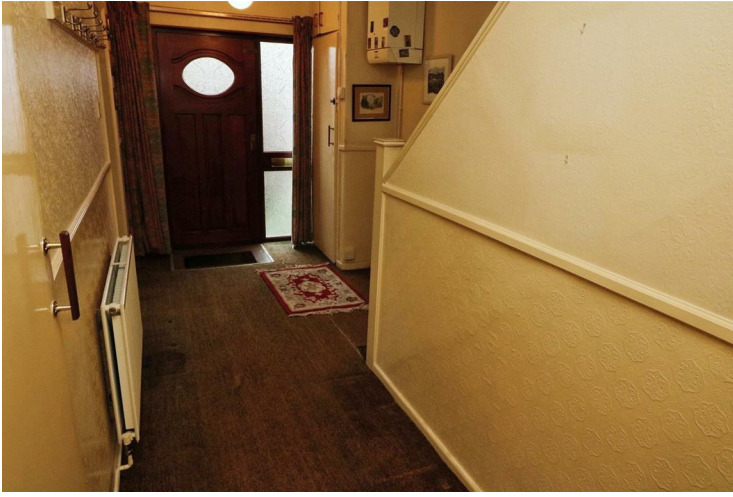
12 Lisle Road, Broom, Rotherham, S60 2RJ

Offers In Excess Of £190,000

A three bedroom semi detached house, in need of upgrading and modernisation, which presents a 'blank canvas' to create a unique family home. The property is located on a quiet cul-de-sac off Brunswick Road, close to both the town centre and Hospital.

Offered for sale with no upward chain, the property has gas central heating, uPVC double glazing and off-road parking. An undoubted feature is the large rear garden.

FRONT ENTRANCE HALL



With timber entrance door, wall-mounted gas central heating boiler and double panelled radiator. Cloaks cupboard and meter cupboard. Under stairs Pantry with uPVC window

LOUNGE 11'2" x 11'11" (3.41 x 3.65)



The larger measurement excluding the front facing uPVC bay window. Gas fire and double panelled radiator

DINING ROOM 11'1" x 9'11" (3.4 x 3.04)



With uPVC rear window, built-in airing cupboard and storage cupboard to both sides of the chimney breast.

KITCHEN 7'2" x 10'10" (2.19 x 3.31)



With basic units including a sink set beneath the rear uPVC window

FIRST FLOOR LANDING



With uPVC window and storage cupboard

FRONT BEDROOM 11'3" x 12'0" (3.43 x 3.67)



With uPVC window and electric heater

REAR BEDROOM 11'2" x 9'10" (3.41 x 3.02)



With uPVC window and electric heater

FRONT BEDROOM 7'2" x 8'6" (2.19 x 2.6)

With uPVC window and storage cupboard

BATHROOM 7'2" x 5'4" (2.19 x 1.65)



With three piece suite, radiator and uPVC opaque window.

OUTSIDE



To the front is a lawned garden and flagged drive with concreted hardstanding providing off-road car parking. To one side of the house are three brick outbuildings whilst to the rear is a long garden which provides a natural habitat for wildlife and shrubbery.

MATERIAL INFORMATION

Council Tax Band B

Tenure Freehold

Property Type Semi detached house

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Drive to side

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

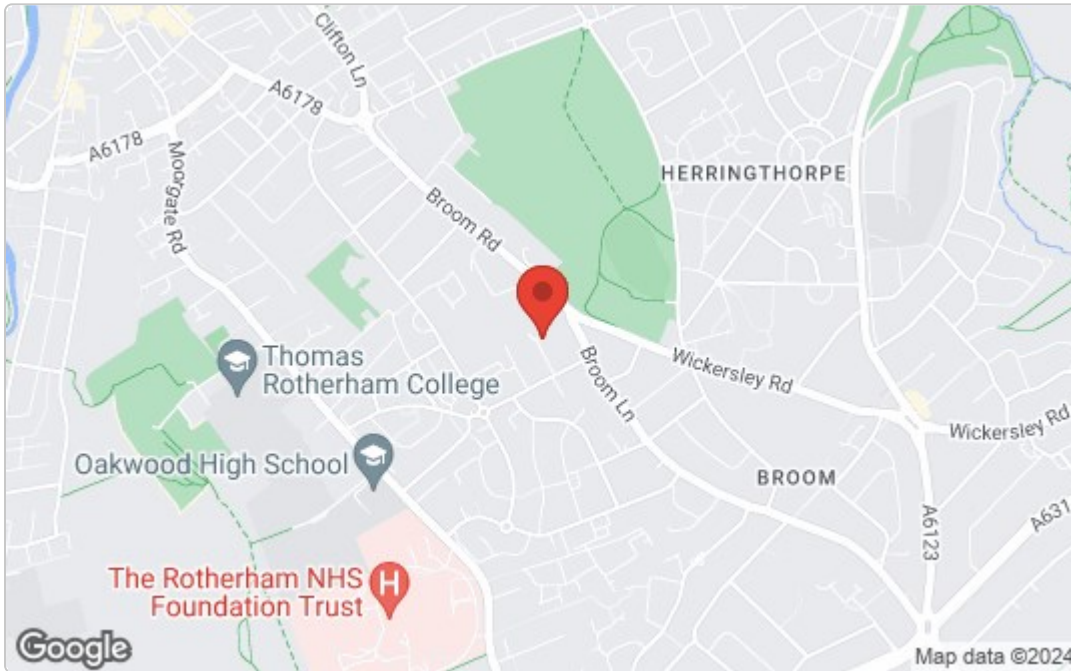
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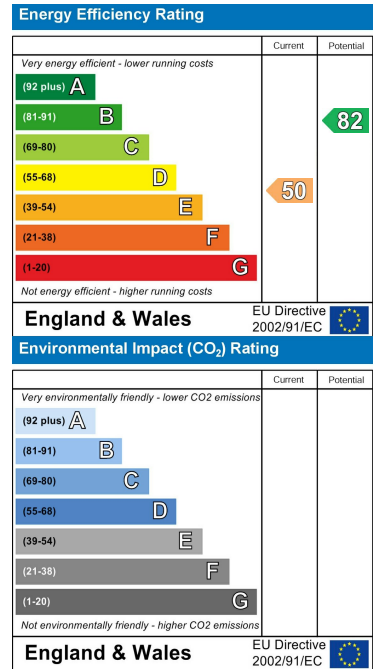
Total Area: 83.1 m² ... 895 ft²

All measurements are approximate and for display purposes only.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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