



43 Broom Grove, Rotherham, S60 2TE

Offers In The Region Of £230,000

An extremely well-presented and appointed THREE/FOUR BEDROOM SEMI DETACHED VILLA ONLY A MOMENTS DRIVE FROM THE TOWN CENTRE.

The property is complimented by GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND RE-FITTED KITCHEN. The accommodation comprises: Reception Hall with Cellar off, bay windowed Lounge, separate Dining Room, fitted Kitchen, rear Lobby with Cloakroom and W.C. Three first floor Bedrooms and Bathroom, second floor large Attic Bedroom. To the rear is a low maintenance garden whilst there is car parking space to the front.

RECEPTION HALL



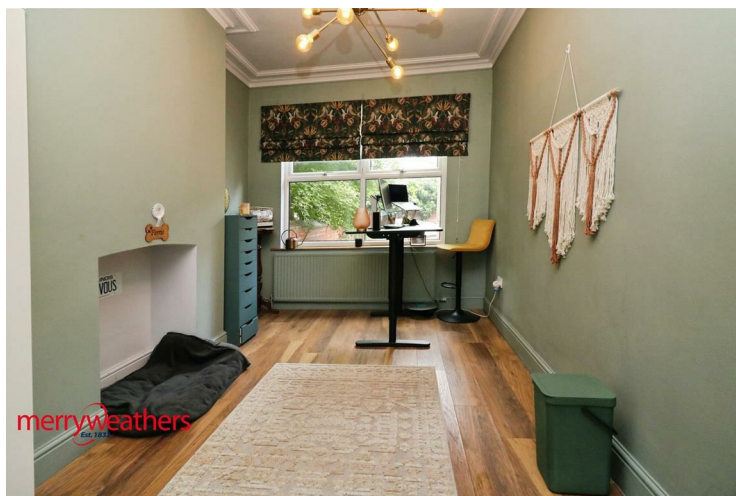
With uPVC door and window to one side, double panelled radiator and laminate flooring. Storage cellar leads off

LOUNGE 13'3" x 12'2" (4.06 x 3.73)



A spacious room with large front facing uPVC bay window and radiator.

DINING ROOM 13'8" x 9'3" (4.17 x 2.82)



With rear facing uPVC window and radiator beneath, laminate flooring.

KITCHEN 13'1" x 10'4" (4.01 x 3.17)



Re-fitted with gloss finish base and wall units and contrasting work surfaces. Inset stainless steel sink and monobloc tap beneath the rear facing uPVC window. Integrated stainless steel gas hob with electric oven below and high level extractor hood. Space and plumbing for washing machine, radiator.

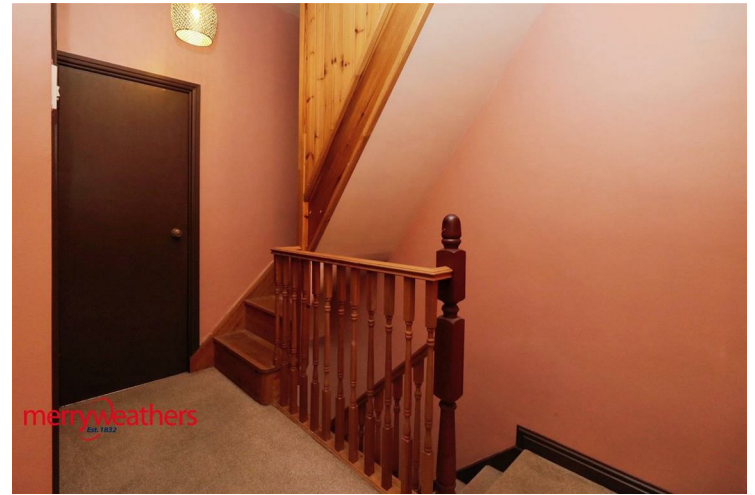
REAR ENTRANCE LOBBY

With uPVC door opening into the rear garden

CLOAKROOM/W.C.

With W.C. and wash basin and uPVC opaque window.

LANDING



With staircase rising to the second floor.

FRONT BEDROOM ONE 12'2" x 13'3" (3.73 x 4.06)



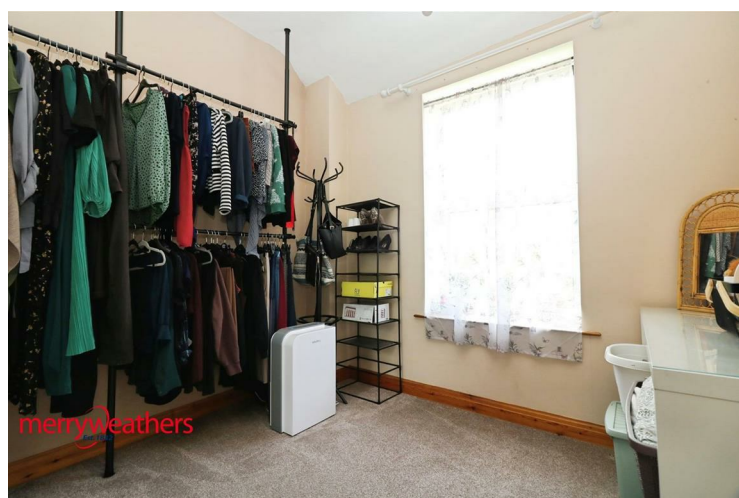
With radiator and uPVC window

REAR BEDROOM TWO 13'3" x 10'7" (4.04 x 3.23)



With radiator and uPVC window

REAR BEDROOM THREE 9'6" x 9'3" (2.92 x 2.84)



With radiator and uPVC window

BATHROOM



With contemporary white suite comprising a panelled bath with electric shower and screen, vanity wash basin and W.C. Ceramic tiled walls, Radiator and uPVC opaque window.

ATTIC ROOM 17'5" x 10'0" (5.33 x 3.05)



With electric radiator, uPVC side window and ample eaves storage

OUTSIDE

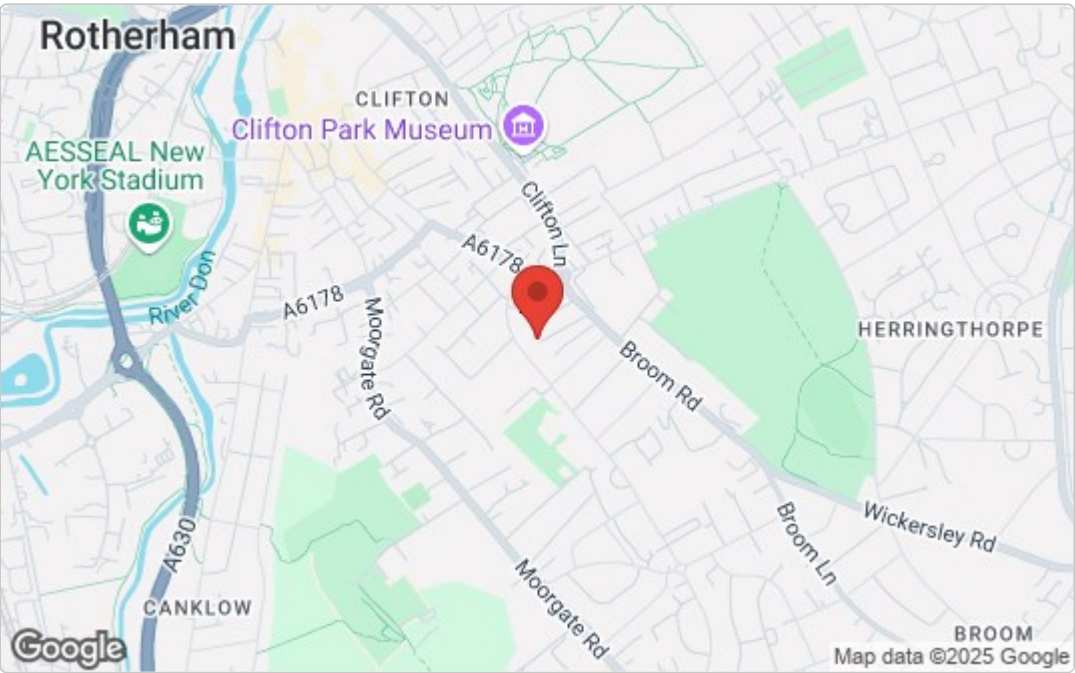


Paved forecourt providing off-road parking for one vehicle. To the rear is a paved patio/seating area with artificial grass and timber garden shed.

Floor Plan

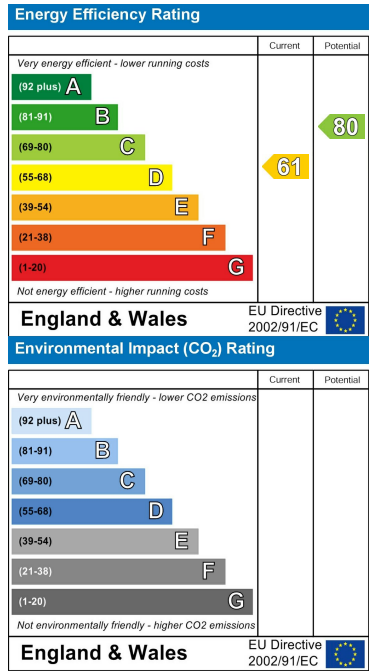


Area Map



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Energy Efficiency Graph



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