



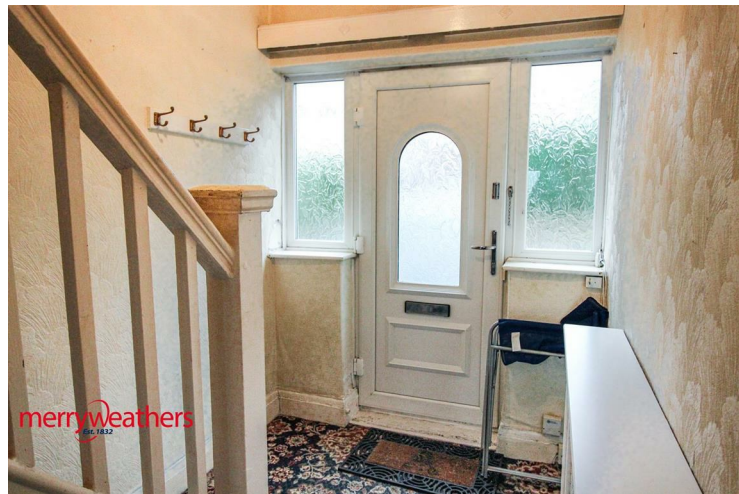
51 Broom Lane, Rotherham, S60 3EN

**Offers In The Region Of £170,000**

Offered with immediate vacant possession, a three bed roomed semi detached property within a popular location. IN NEED OF MODERNISING. Comprising; kitchen, sitting room, lounge, three bedrooms and bathroom. Gas central heating and UPVC double glazed windows and doors. Outside: gardens to front and rear with driveway to side and gated access to rear garden. NO VENDOR CHAIN.



### Entrance Hallway



UPVC entrance door opens to entrance hallway. With stairs rising to first floor. UPVC windows to side of front door. Gas central heating radiator with radiator cover. Understairs storage cupboard.

### Kitchen 11'8" x 10'0" (3.56m x 3.07m)



With wall and base units, work surfaces. Sink. Space for washing machine and cooker. Rear UPVC door and UPVC window.

### Sitting Room 11'8" x 9'11" (3.56m x 3.04m)



With rear UPVC window. Central heating radiator. Sliding doors open to lounge.

### Lounge 13'6" x 11'8" (4.13m x 3.58m)



With front UPVC box window, central heating radiator. Fire place with gas fire and fire surround.

### FIRST FLOOR

Stairs rise to first floor landing side UPVC window, loft access which has ladder and lighting. Doors leading to bedrooms and bathroom. Central heating radiator.

### Main Bedroom 14'4" x 9'4" (4.39m x 2.85m)



Bedroom One. Front UPVC boxed window and central heating radiator. Fitted wardrobes.

### Bedroom Two 11'8" x 8'6" (3.56m x 2.61m)



Rear UPVC window, central heating radiator.



### Bedroom Three 6'10" 5'9" (2.09m 1.76m)



Front UPVC Window and central heating radiator.

### Bathroom 11'5" x 6'5" (3.50m x 1.97m)



With bathroom suite comprising of bath, sink & W.C. rear UPVC window. Central heating radiator.

### Outside



Front garden with hedging providing privacy. Driveway to side with gated access to rear. Rear garden with tree, shrubs and a shed.

### Material Information

Material information

Council Tax Band C

Tenure Freehold

Property Type THREE BEDROOM SEMI

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

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

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

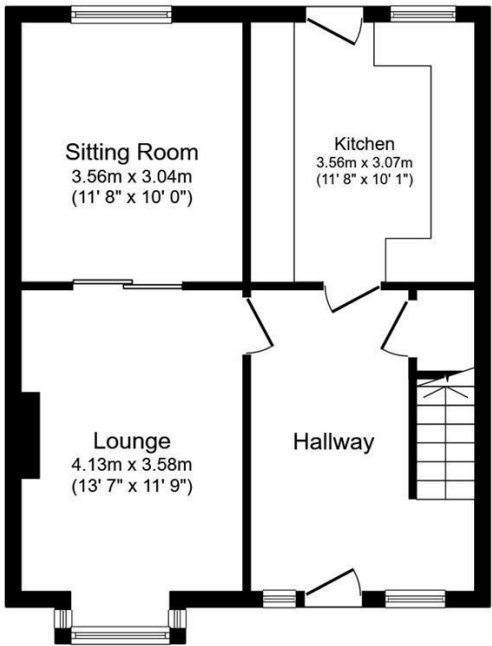
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website

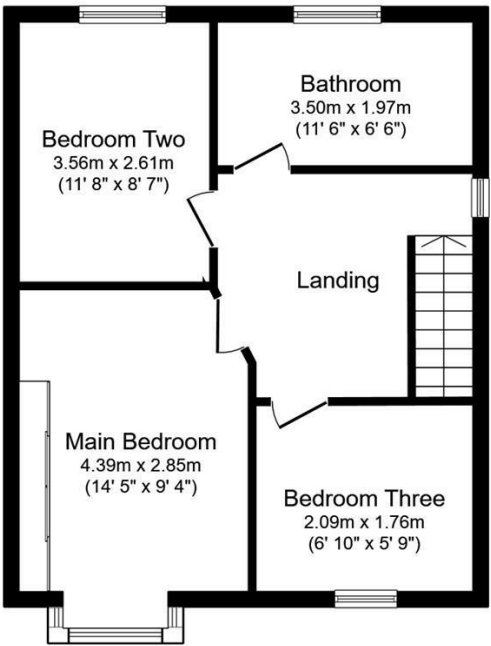
<https://www.groundstability.com/public/web/home.xhtml>

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

Floor Plan



Ground Floor  
Floor area 49.1 sq.m. (528 sq.ft.)



First Floor  
Floor area 49.1 sq.m. (529 sq.ft.)

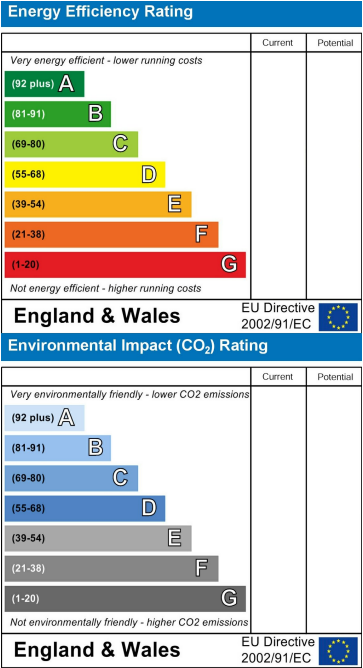
Total floor area: 98.2 sq.m. (1,057 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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