FOR SALE









Broom Road, Rotherham
Guide Price £270,000

MARTIN&CO



Broom Road, Rotherham

3 Bedrooms, 2 Bathroom

Guide Price £270,000

- **Spacious Victorian Semi-Detached Home**
- **Three Well-Proportioned Double Bedrooms**
- **Two Generous Reception Rooms**

GUIDE PRICE £270,000 - £280,000. A SPACIOUS VICTORIAN HOME combining PERIOD FEATURES with generous living accommodation over THREE FLOORS. Featuring TWO RECEPTION ROOMS, a BAY-FRONTED LOUNGE, TWO BATHROOMS, a PRIVATE MATURE GARDEN and DRIVEWAY PARKING.





Situated on Broom Road, one of Rotherham's established residential addresses, is this spacious three double bedroomed Victorian semi-detached home, offering a combination of traditional character, generous room proportions and versatile accommodation arranged over three floors. With attractive period features, two substantial reception rooms, a generous kitchen, two bathrooms and a private mature rear garden, the property provides plenty of space for modern family living whilst retaining much of its original character.

The property occupies a convenient position within easy reach of Rotherham town centre, local amenities, schools and transport links, making it an appealing choice for families and buyers looking for a traditional home with generous accommodation.

An attractive entrance porch provides the first indication of the property's Victorian heritage, featuring a traditional mosaic tiled floor and a stained-glass inner door. These original-style details create a distinctive entrance and introduce the character found throughout the accommodation.

Beyond the entrance, the spacious living room provides a comfortable setting for everyday relaxation. A large bay window to the front allows plenty of natural light into the room, whilst the feature fireplace creates an attractive focal point. The generous proportions provide flexibility for a range of furniture arrangements, with ample space for sofas and additional seating. The combination of the bay window, fireplace and traditional room dimensions gives this reception room a character that is often difficult to find in more modern properties.

A separate dining room provides another generously proportioned reception space, ideal for family meals, entertaining or more formal dining occasions. Having two distinct reception rooms offers considerable flexibility, allowing the living and dining areas to be used independently. Depending on individual requirements, the dining room could also accommodate a home working area or provide additional family living space.

The kitchen is another good-sized room, providing ample space for everyday cooking and food preparation. Its generous dimensions offer practical accommodation for a busy household, whilst access to the basement adds a further useful feature. The basement provides additional space below the main living accommodation, with potential for a variety of uses subject to its condition and any necessary consents.

Completing the ground floor accommodation is a separate cloakroom fitted with a WC and wash basin. This practical addition is particularly useful for family life and visiting guests, reducing the need to use the









upstairs facilities.
To the first floor, the property offers three well-proportioned double bedrooms, each providing flexible accommodation to suit different requirements. The larger bedrooms offer space for double beds and additional bedroom furniture and both also have built in wardrobes, providing useful storage without compromising the available floor area. One bedroom also features two windows, helping to create a bright and comfortable space.

The third bedroom offers further versatility and could be used as a child's bedroom, guest room or home office, depending on the needs of the household. The proportions of the bedrooms are a particular advantage of this traditional Victorian home, providing practical spaces that can adapt as requirements change.

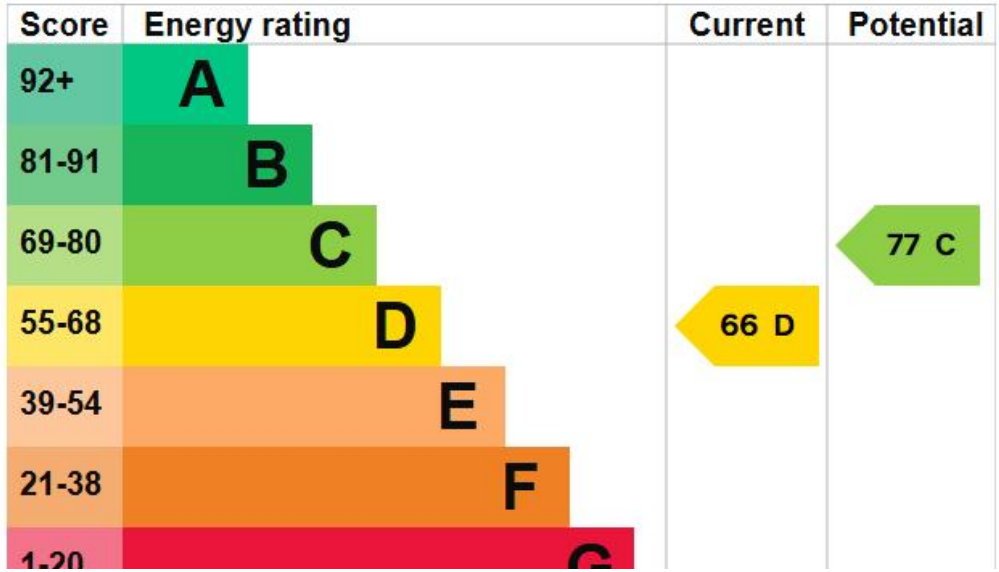
The first floor also benefits from two separate bathing facilities. The main family bathroom provides the principal bathroom accommodation, whilst an additional shower room, fitted with a shower and wash basin, offers extra convenience. Having these separate facilities, together with the ground floor WC, is a useful feature for families and households where several people may be getting ready at the same time.

Outside, the property continues to offer attractive and practical features. To the front is a good-sized driveway, providing valuable off-road parking, particularly beneficial in this established residential location.

To the rear is a private, mature garden, providing a pleasant outdoor space with established planting and a patio area. The patio offers space for outdoor seating and dining during the warmer months, whilst the mature garden provides an attractive setting with scope for gardening, relaxation and family activities. The combination of privacy, established greenery and usable outdoor space complements the generous accommodation inside.

The location is another significant advantage. Broom Road is well placed for access to Rotherham town centre, with its range of shops, supermarkets, cinema, restaurants and everyday services. Clifton Park, one of Rotherham's best-known green spaces, is also within the wider local area, offering landscaped grounds, walking routes, recreational facilities and family attractions.
For commuters, the property benefits from convenient access to the A630 and connections towards the M1 motorway, providing routes to Sheffield, Barnsley and the surrounding South Yorkshire region. Rotherham Central railway station offers additional public transport connections, whilst local bus services provide links to the town centre and neighbouring areas.
Families will also appreciate the choice of educational facilities in the surrounding area, including primary and secondary schooling, with individual catchment areas and admissions arrangements to be confirmed directly with the relevant schools.
Overall, Broom Road represents an opportunity to







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The Property Ombudsman