



Broomhill Avenue, Waverley Rotherham S60 8DZ

welcome to

Broomhill Avenue, Waverley Rotherham

GUIDE PRICE-£280,000-£290,000-A standout home in a settled corner of the Waverley development ready to move straight into. This is a home that stands apart from others on the market, not just for presentation, but for it's location, layout & long-term peace of mind. Early viewing highly recommended.



Entrance Hall

A welcoming entrance with built-in storage cupboard.

Lounge

The lounge is bright & airy with a front-facing double-glazed window & a radiator.

Kitchen / Diner

A modern fitted kitchen with wall and base units, integrated hob, oven, fridge-freezer, dishwasher (unused) & washing machine. Having under unit lighting & a stainless steel splashguard along with a rear-facing window & patio doors opening onto the garden.

Downstairs W.C & Utility

Fitted with a hand wash basin & a WC, an integrated washing machine & storage cupboards.

Bedroom One (top Floor)

The spacious principal bedroom with front & rear skylights, a radiator & custom-built high quality wardrobes offering generous hanging & storage space.

En Suite

Shower cubicle, hand wash basin, WC, rear-facing window & towel hang radiator.

Bedroom Two

Rear-facing double-glazed window, radiator, bespoke fitted wardrobes & additional built in storage cupboard.

Bedroom Three

Front-facing double-glazed Juliette balcony window & radiator.

Family Bathroom

Fitted with a bath & a shower, a hand wash basin & a WC & a towel-hang radiator.

Outside

Front

Two private parking spaces on the drive, located on a quiet, resident only area.

Rear

Low maintenance lawned garden with a patio-perfect for relaxing or entertaining.



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welcome to

Broomhill Avenue, Waverley Rotherham

- Three-bedroom mid-townhouse in a completed phase of a sought-after development
- Two dedicated front parking spaces
- No ongoing or future building works nearby with peaceful & settled surroundings
- Integrated appliances including: fridge-freezer, dishwasher (unused) & washing machine
- Two sets of bespoke fitted, high quality wardrobes offering excellent storage

Tenure: Freehold EPC Rating: B
Council Tax Band: C

guide price



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116808 - 0005

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