



**Broomhill Avenue, Waverley Rotherham S60 8DZ**

**welcome to**

**Broomhill Avenue, Waverley Rotherham**

£280,000-£290,000 - START THE DREAM HERE - This beautiful three bedroom mid terraced Town house is offered to market boasting spacious and well presented accommodation throughout with low maintenance rear GARDEN & off road PARKING to the front...CALL TO VIEW!!!



### **Entrance Hall**

Having a front facing door & a built in storage cupboard.

### **Lounge**

Having a front facing double glazed window & a radiator.

### **Kitchen**

Fitted with wall & base units housing the hob & the oven, the fridge/freezer & dishwasher with worktops housing the sink & drainer. Having a rear facing double glazed window & patio doors.

### **Downstairs W.C**

Fitted with a hand wash basin & a WC.

### **Bedroom One**

Situated on the second floor having a front & rear facing skylight, a radiator & custom made fitted wardrobes providing hanging & storage space.

### **En Suite**

Also situated on the second floor, fitted with a shower cubicle, a hand wash basin & a WC. Having a rear facing window & a radiator.

### **Bedroom Two**

Having a rear facing double glazed window, a radiator & custom made fitted wardrobes providing hanging & storage space.

### **Bedroom Three**

Having a front facing double glazed window & a radiator.

### **Bathroom**

Fitted with a bath & a shower, a hand wash basin & a WC. Having a radiator.

### **Outside**

To the front of the property is a drive providing off road parking.

To the rear is a low maintenance lawned garden with

a patio area.



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welcome to

## Broomhill Avenue, Waverley Rotherham

- Three bedroom mid Town house
- Beautifully presented throughout
- Well placed to local amenities & transport links
- Drive providing off road parking
- Low maintenance rear garden

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116808 - 0003

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