



Vernon Road, Broom ROTHERHAM S60 3NL

welcome to

Vernon Road, Broom ROTHERHAM

£230,000-£240,000 - SO MUCH ROOM FOR ACTIVITIES - Situated in this sought-after area is this spacious family home with neutral decor throughout. Boasting 3 bedrooms, a larger than average garden and a driveway. Well placed to Rotherham Hospital & motorway links - VIEW NOW!!!



Entrance Hall

Having a front facing double glazed door, a radiator & built in storage cupboard.

Lounge

Being an open plan space into the dining room having a front facing double glazed bay window & a radiator.

Dining Room

Being open plan into the lounge having rear facing bi fold doors into the sun room & a radiator.

Kitchen

Fitted with wall & base units with worktops housing the sink & drainer. Having a rear facing double glazed window, a radiator, storage cupboard & door leading to the garage.

Sun Room

Having side facing double glazed French doors leading into the garden, side & rear facing double glazed windows & a radiator.

Landing

Having a side facing double glazed window.

Bedroom One

Having a front facing double glazed window & a radiator.

Bedroom Two

Having a rear facing double glazed window & a radiator.

Bedroom Three

Having a front facing double glazed window & a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing double glazed window, heated towel rail & spotlights to the ceiling.

Outside

To the front of the property is a double block paved driveway providing off road parking.

To the rear is a lawned garden with a patio & a shed all enclosed with hedges.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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Vernon Road, Broom ROTHERHAM

- Three bedroom semi detached property
- Situated in a sought after location
- Well placed to local amenities, Rotherham Hospital & transport links
- Double drive providing off road parking
- Larger rear garden with patio

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF117171 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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