



149 Broom Lane, Rotherham, S60 3NN
£295,000

The Property Perspective

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We are delighted to offer for sale this improves and extended semi detached house located in a popular area with access to amenities and transport links plus accessible OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern living dining kitchen with integrated appliances plus contemporary bathroom and WC. Items of note include walk in bay windows to the lounge and bedroom 1, French doors and patio doors to the rear, internal oak doors plus an alarm. There are ample sockets and media points to the property. The home is ready to move in carpets and blinds included as fitted.

To the ground floor is an entrance hall, lounge, family room, further reception room, living dining kitchen plus WC. There are 4 well proportioned bedrooms plus a family bathroom accessed from the first floor landing. There is a part boarded loft with light and ladder access.

The property is located on a generous plot with well presented gardens with lawns, patio and decking plus summer house with power and light. There is a detached garage with power and light plus personnel door but is not accessible by car. There are 2 external taps. There is private parking to the front of the property.

Tenure - Freehold
Council tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall
With laminate flooring.

Lounge 13'11"(max) x 10'5"(max) (4.26m(max) x 3.18m(max))
With walk in bay window, electric stove plus carpets and blinds.

Sitting Room 14'4"(max) x 9'3"(max) (4.37m(max) x 2.83m(max))
With laminate flooring and blinds. French doors leading to the rear garden.

Further Reception Room 16'6" x 6'3" (5.04m x 1.93m)
With laminate flooring.

Living Dining Kitchen 19'2"(max) x 16'10"(max) (5.86m(max) x 5.14m(max))
Having a comprehensive range of modern wall and base units with complimenting laminate worktops and back boards plus island unit and breakfast bar. With oven, microwave, 5 ring hob, hood, fridge freezer, dishwasher and washing machine. With recessed spot lights, laminate flooring and blinds. Patio doors leading to rear garden.

WC 6'7" x 2'5" (2.01m x 0.74m)
Having contemporary white sanitary ware with tiling and floor tiling.

FIRST FLOOR

Landing
With fitted carpets.

Bedroom 1 14'3"(max) x 11'0"(max) (4.36m(max) x 3.37m(max))
Having walk in bay window plus carpets and blinds.

Bedroom 2 10'5" x 10'0" (3.20m x 3.07m)
With carpets and blinds.

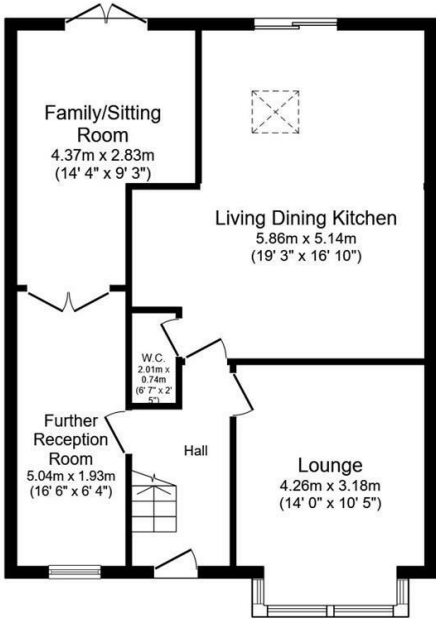
Bedroom 3 11'2" x 6'10" (3.42m x 2.10m)
With carpets and blinds.

Bedroom 4 9'3" x 6'11" (2.83m x 2.12m)
With carpets and blinds.

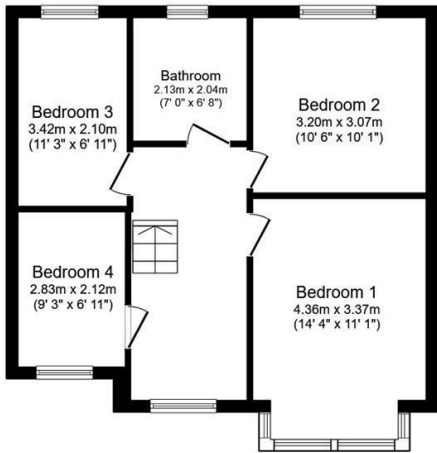
Bathroom 6'11" x 6'8" (2.13m x 2.04m)
Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling, vanity and recessed spot lights.

EXTERNAL

The property is located on a generous plot with well presented gardens with lawns, patio and decking plus summer house with power and light. There is a detached garage with power and light plus personnel door but is not accessible by car. There are 2 external taps. There is private parking to the front of the property.



Ground Floor
Floor area 72.2 sq.m. (778 sq.ft.)



First Floor
Floor area 50.8 sq.m. (547 sq.ft.)

Total floor area: 123.0 sq.m. (1,324 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

