



**Vernon Road, Broom ROTHERHAM S60 3NL**

**welcome to**

**Vernon Road, Broom ROTHERHAM**

£240,000-£250,000 - 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.



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welcome to

## 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: Awaiting

Council Tax Band: B

guide price

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117171 - 0002

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