



Broom Crescent BROOM ROTHERHAM S60 2SS

£315,000



- **Four Bedroom 1930's DETACHED**
- **Great Location with many local amenities inc reputable schools, green spaces and close to Town**
- **Superb Bay Windowed Lounge with Feature Fireplace and Wooden Flooring**
- **Gardens to Three Sides with Further Garage Sized Store at the Rear**
- **Period charm and character, Generous Plor**
- **Stunning OPEN PLAN Kitchen Diner / Sitting Room in a Smart Gloss Finish with CENTRE ISLAND**
- **Handy Downstairs WC and VERSATILE STORE ROOM (Former Garage)**
- **** Viewing Advised ****

Situated within the highly desirable area of Broom, is this impressive 1930's period FOUR- bedroom DETACHED FAMILY HOME. It provides spacious and versatile living accommodation on a generous plot which offers scope for extending and provides convenient off-road parking.

Its location offers excellent local amenities including reputable schools, nearby green spaces at Herringthorpe, transport links and is just a short walk to the town centre.

A handy storm porch to the front opens into a welcoming inner Hallway with a wooden spindled dogleg staircase to the first floor and open plan with the Kitchen area creating further natural light. It has a generous bay windowed Lounge reception with feature fireplace and wooden flooring.

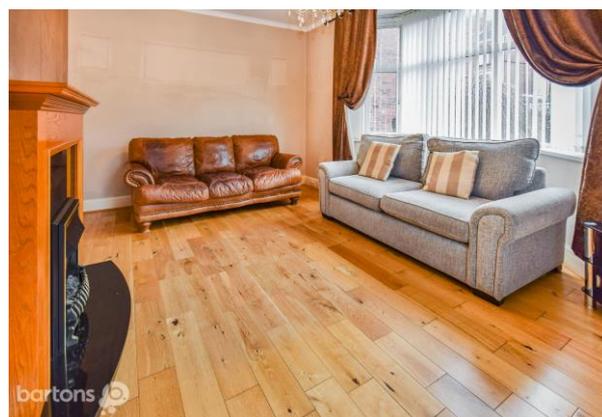
The Kitchen is OPEN PLAN with a Dining / Seating area, IDEAL FOR MODERN FAMILY LIVING, and enjoys light from both side and front aspect windows. It is appointed with an extensive range of modern units in a gloss finish with a sizeable CENTRE ISLAND and appointed with a range of integral cooking appliances including a mid-level electric oven, a five ring gas hob and overhead extractor fan in a chrome finish. Off the Kitchen is a handy downstairs WC, further storage and access to a VERSATILE DOWNSTAIRS STORE (former Garage), which could be put to a variety of uses including further living space.

The first floor has two double sized bedrooms and two singles. There is also a modern family Bathroom with bath and separate shower cubicle.

Externally there are gardens to three sides, with secure off-road parking and a further Garage sized store to the rear.

Broom Crescent is a popular and established residential area, highly regarded for its convenience and community feel. The property is within easy reach of: * Rotherham Centre * Local Shops and Supermarkets * Well-regarded Schools * Rotherham Hospital * Excellent motorway links (M1 and M18) * Public Transport Connections

VIEWING STRONGLY ADVISED - Strictly by appointment.





GROUND FLOOR
APPROX. FLOOR
AREA 839 SQ. FT.
(78.0 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 608 SQ. FT.
(56.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 1447 SQ. FT. (134.4 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

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We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

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