

FOR SALE



Broom Terrace, Broom
Auction Guide Price £145,000


MARTIN&CO



Broom Terrace, Broom

4 Bedrooms, 2 Bathroom

Auction Guide Price £145,000

- Semi detached
- Two reception rooms
- Three bathrooms
- Four bedrooms
- Cul de sac

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These



services are optional

Set within a cul de sac in the ever popular area of Broom, Broom Terrace is a deceptively spacious home offering flexible accommodation, with the added benefit of a cellar, driveway and garage. Well suited to a range of buyers, the layout provides versatility for growing families, multi-generational living or those simply looking for generous room sizes in a convenient setting close to everyday amenities.

The property is entered via a side facing entrance hall, where a spindled staircase rises to the first floor landing and access is provided to the cellar, offering useful additional storage. The ground floor living space is well balanced, beginning with a bay windowed lounge positioned to the front elevation. The bay allows for plenty of natural light, while a feature fire surround creates a focal point within the room, making it an ideal setting for relaxing or entertaining.

A second reception room sits beyond, currently used as a dining room and additional sitting area. This adaptable space could serve equally well as a formal

dining room, family room or home office depending on requirements.

The kitchen is of generous proportions and fitted with a range of dark oak wall and base units, offering ample storage and workspace. There is space for appliances. One of the standout features of the ground floor is the additional bedroom, providing valuable flexibility. Ideal for guests, older relatives or those seeking single level accommodation, this room is complemented by a wet room, creating a self-contained feel that would particularly suit multi-generational arrangements or those working from home and needing private space. To the first floor, the landing gives access to three further bedrooms and the family bathroom. The main bedroom is a comfortable double and benefits from fitted wardrobes, ensuring plenty of storage. Bedroom two is also a double and enjoys the advantage of its own en suite shower room, adding convenience for busy households. A further bedroom completes the upstairs accommodation and could serve as a child's room, nursery or study.

The family bathroom is fitted with a white four piece



suite, offering both a bath and separate shower, alongside wash basin and WC, catering well to family life.

Externally, the property enjoys a front garden with driveway providing off road parking and access to the garage. The garage offers additional storage or secure parking. To the rear is a lawned garden, creating an outdoor space suitable for seating, children's play or gardening. Two useful storage areas are also located to the rear, ideal for tools, bikes or general household items.

Broom remains one of Rotherham's most established and convenient residential areas. Rotherham Hospital is within easy reach, making the location particularly appealing for healthcare professionals. The property is also well placed for access to Rotherham town centre, which offers a range of shops, cafés and services. Nearby supermarkets include Tesco Extra at Drummond Street, Morrisons in Parkgate, and Aldi and Sainsbury's within a short drive, catering for everyday needs.

For commuters, there are regular bus routes running through Broom and along Broom Road, connecting to Rotherham town centre and surrounding districts. Rotherham Central train station provides rail links to Sheffield, Doncaster and Leeds, while the M1 motorway network is accessible via Junction 33, offering straightforward travel further afield. Families will also appreciate the range of schooling options nearby, including Broom Valley Community School, Oakwood High School and Clifton Community School, all within reasonable distance.

Overall, this is a substantial and versatile home in a well regarded location, combining generous internal space with practical features and strong local amenities, making it a property worthy of early consideration.

ENTRANCE HALL With coving to the ceiling and a spindled staircase rising to the first floor landing. With laminate flooring, access to the cellar and side facing

entrance door.

LOUNGE With coving and rose to the ceiling. Two wall light points, feature fire surround with living flame gas fire and front facing bay window.

SITTING ROOM / DINING ROOM With coving and rose to the ceiling. Laminate flooring, wall mounted gas fire and rear facing window.

KITCHEN With coving to the ceiling and a range of fitted wall and base units in dark oak. Wall units include extractor hood. Base units are set beneath worktops which include a single bowl sink, oven, hob, extractor hood, plumbing for washing machine, space for tumble dryer, tiled floor, side facing window and side facing entrance door.

DOWNSTAIRS BEDROOM FOUR With downlights to the ceiling, front facing window and front facing entrance door.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		





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