



Beaconsfield Road, Broom Rotherham S60 3HB

welcome to

Beaconsfield Road, Broom Rotherham

£200,000-£210,000 - DON'T SETTLE FOR LESS - Offering generous sized accommodation throughout this two bedroom semi detached is not to be missed. Boasting modern decor throughout with off road parking & beautiful gardens...ARRANGE YOUR VIEWING!!!



Entrance Hall

A bright & welcoming entrance providing access to the lounge & kitchen having a front facing double glazed door, radiator & a built in storage cupboard

Lounge

An inviting reception room with a large front-facing double glazed window allowing plenty of natural light, complemented by a contemporary feature electric fireplace and vertical radiator creating a warm and relaxing space.

Kitchen / Diner

A stunning contemporary kitchen/diner forming the heart of the home, designed with both family living and entertaining in mind. Featuring a large central island with integrated hob, extractor above, dishwasher and washing machine. Integrated appliances including Oven and Combination oven, fridge/freezer, recessed TV space, extensive fitted storage cupboards and vertical radiator, spotlights to the ceiling with French doors opening directly onto the rear patio and garden, creating an excellent indoor-outdoor living space. Having a side facing door leading into the rear hall & utility.

Rear Hall

Having front & rear double glazed doors providing access to & from the rear garden, storage cupboard and spotlights to ceiling, allowing access to;

Utility

With light, power and double glazed window

Landing

Having a front facing double glazed window, two built in storage cupboards providing additional storage space & accommodating the combination boiler, spotlights to the ceiling & access to the loft via hatch.

Bedroom One

A spacious principal bedroom featuring extensive fitted wardrobes, additional built-in storage and

modern décor, having a front facing double glazed window, radiator and spotlights to the ceiling.

Bedroom Two

Having two rear facing double glazed windows, radiator & built in storage cupboard and tastefully decorated in a modern style.

Shower Room

Fitted with a shower cubicle with concealed Triple Shower Valves, adjustable and waterfall shower, fitted vanity unit with storage, hand wash basin & a WC. Having a rear facing double glazed window, heated towel rail and recessed spotlights.

Outside

To the front of the property is a block paved driveway providing ample off road parking and a well maintained lawn garden surrounded by mature trees & shrubs.

To the Rear, a generous, private and enclosed rear garden, ideal for families and outdoor entertaining, featuring a large lawn, Indian stone patio, mature trees and planting providing excellent privacy, together with outdoor power sockets, external tap, garden shed and a dedicated bin stores.

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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welcome to

Beaconsfield Road, Broom Rotherham

- Two bedroom semi detached property
- Well presented & spacious accommodation throughout
- Well placed to amenities/transport links/school catchments
- Driveway providing off road parking
- Delightful front & rear gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£200.000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF117370 - 0005

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