merryweathers
Est. 1832

2 Broom Court, Broom, Rotherham, S60 2SP

Price Guide £100,000

GUIDE PRICE OF £100,000 TO £110,000. A purpose-built TWO BEDROOM FIRST FLOOR APARTMENT forming part of a popular complex located on Broom Road and being extremely accessible for the nearby Town Centre. The accommodation has gas warm air central heating and uPVC double glazing and briefly comprises: Ground floor communal Hall with intercom access, Entrance Hall, Lounge, Kitchen with built-in appliances, two Bedrooms (with fitted wardrobes to the master), Bathroom and separate W.C. Communal gardens and informal parking.

GROUND FLOOR COMMUNAL HALL
With intercom access system and staircase

ENTRANCE HALL

With composite door, cupboard housing the 'Johnson & Starley' gas warm air boiler. Two further storage cupboards

LOUNGE 11'10" x 15'10" (3.63 x 4.84)

With fireplace surround and electric fire, front facing uPVC window

KITCHEN 9'8" x 9'8" (2.95 x 2.96)

With fitted base and wall units and inset stainless steel sink set beneath the rear facing uPVC window. Integrated gas hob and electric oven with high level extractor hood. Built-in fridge/freezer. Gas water heater

BEDROOM ONE 9'8" x 12'1" (2.95 x 3.69)

Having fitted wardrobes, bedside cabinets and drawer unit. Front facing uPVC window

BEDROOM TWO 8'3" x 9'10" (2.54 x 3)

With uPVC window

BATHROOM 5'2" x 5'10" (1.58 x 1.8)
With panelled bath and shower, pedestal wash basin. uPVC opaque window

W.C. 2'4" x 6'3" (0.73 x 1.91)
With low flush suite and uPVC opaque window.

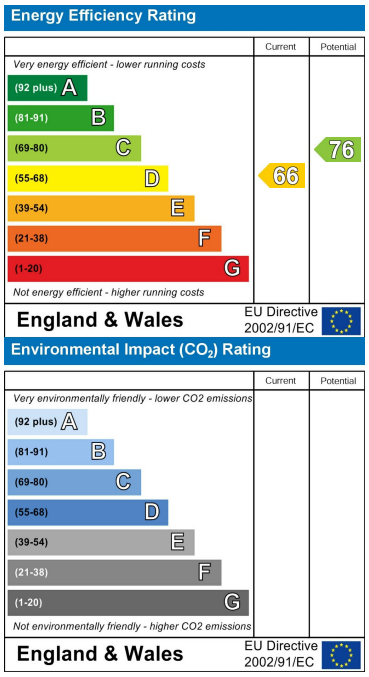
OUTSIDE
There are communal gardens and informal parking.

MATERIAL INFORMATION

Floor Plan

Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office:16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

naea | propertymark PROTECTED

The Property Ombudsman

mw Est. 1832