



Hall Broome Gardens, Bolton-Upon-Dearne Rotherham S63 8AJ

welcome to

Hall Broome Gardens, Bolton-Upon-Dearne Rotherham

READY TO SWEEP YOU OFF YOUR FEET! Sat an impressive corner plot & offering spacious living with lounge, dining room, kitchen & utility, plus drive, garage & generous rear garden. Ideally placed in a sought-after location, well placed for schools, shops & transport. A MUST VIEW - CALL NOW!



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

Accessed via a door to the front elevation, the entrance hall provides a welcoming introduction to the home and benefits from a central heating radiator. Doors lead to the principal ground floor accommodation.

Lounge

A well presented and inviting lounge featuring sliding doors providing access to the rear garden, creating a bright and airy living space. The room is further enhanced by a feature log burner, offering a cosy focal point, ideal for relaxing and entertaining.

Dining Room

A pleasant dining room featuring a rear facing double glazed window allowing for plenty of natural light, along with a central heating radiator. Providing ample space for a family dining table, this is an ideal setting for both everyday meals and entertaining guests.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces incorporating a sink and drainer. Integrated appliances include a gas hob, electric oven with cooker hood over, and a washing machine. Having a front facing window, the kitchen enjoys a pleasant outlook and an abundance of natural light.

Utility Room

A useful utility room featuring a rear facing window and a central heating radiator. Providing additional space for household appliances and storage, this practical room helps to keep the main living areas clutter free.

Landing

The landing benefits from a side facing window allowing natural light to fill the space and provides access to the attic. Doors lead to the first floor accommodation.

Bedroom One

A generously sized principal bedroom featuring a rear facing window that allows for an abundance of natural light, along with a central heating radiator. Offering ample space for bedroom furnishings, this room provides a comfortable and relaxing retreat.

Bedroom Two

A well proportioned second bedroom featuring a rear facing window providing natural light, along with a central heating radiator. Offering versatile accommodation, the room is ideal as a bedroom, guest room or home office.

Bedroom Three

A well proportioned third bedroom featuring a front facing window and a central heating radiator. The room also benefits from built-in storage housing the boiler, making excellent use of the available space while offering versatility as a bedroom, nursery or home office.

Bathroom

Fitted with a three-piece suite comprising a bath with shower over, a hand wash basin and a WC. The room also benefits from a side facing window providing natural light and a central heating radiator, creating a practical and comfortable space for everyday use.

Exterior

To the front of the property is a driveway providing off road parking alongside a lawned garden, creating an attractive approach to the home. To the rear, the property enjoys an enclosed lawned garden with a patio area, offering an ideal space for outdoor dining, entertaining and relaxing.

Garage

A practical garage fitted with an up and over door, power and lighting. Providing excellent storage space, the garage also offers potential for workshop use or secure parking.



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Hall Broome Gardens, Bolton-Upon-Dearne Rotherham

- 3 bedroom semi-detached on generous plot. EPC D. Council Tax A
- Excellently placed for local amenities, schools, shops and transport links,
- Impressive corner plot
- Beautifully presented throughout
- Spacious - lounge, dining room, kitchen, utility

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MXB119888 - 0003

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