merryweathers
Est. 1832









18 Boswell Street, Broom, Rotherham, South Yorkshire, S65 2ED

Asking Price £240,000

This ideal home offers spacious accommodation throughout and would be perfect for a family purchase. This four bedroom bedroom semi detached home, plus a further attic room is offered for sale in this popular location within close proximity to Rotherham Town Centre. The property has the benefit of two reception rooms and an enclosed garden area to rear.

Entrance Hall
Property is accessed via a double glazed door.

Lounge 15'3" x 12'2" (4.67 x 3.72)



Having a double glazed window and a radiator.

Dining Room 12'11" x 12'11" (3.96 x 3.96)



Having a double glazed window, a radiator and a real flame gas fire.

Kitchen 14'7" x 9'4" (4.45 x 2.85)



Having a range of wall and base units with matching work surfaces, gas hob and electric oven, single sink unit, space for washing machine, two double glazed windows, a radiator and a door leading to the rear garden.

First Floor Landing

Bedroom One 12'7" x 10'0" (3.86 x 3.06)



Having a double glazed window and a radiator.

Bedroom Two 12'7" x 12'4" (3.86 x 3.76)



Having a double glazed window and a radiator.

Bedroom Three 7'3" x 9'6" (2.23 x 2.92)



Having a double glazed window and a radiator.

Bedroom Four 13'3" x 8'10" (4.05 x 2.71)



Having a double glazed window and a radiator.

Bathroom

Having a panelled bath, low flush w.c, hand wash basin, tiled flooring and a double glazed window.

Second Floor Landing

Attic Bedroom



Outside



Having an enclosed garden to rear.

Material Information

Council Tax Band B
Tenure Freehold
Property Type Semi-detached House
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type On Street
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. https://www.groundstability.com/public/web/home.xhtml
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan

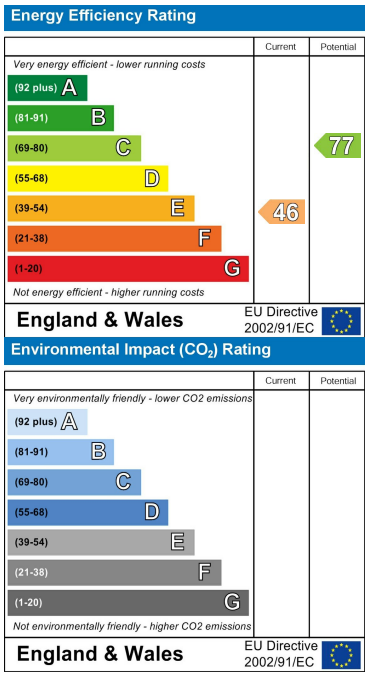


This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph



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