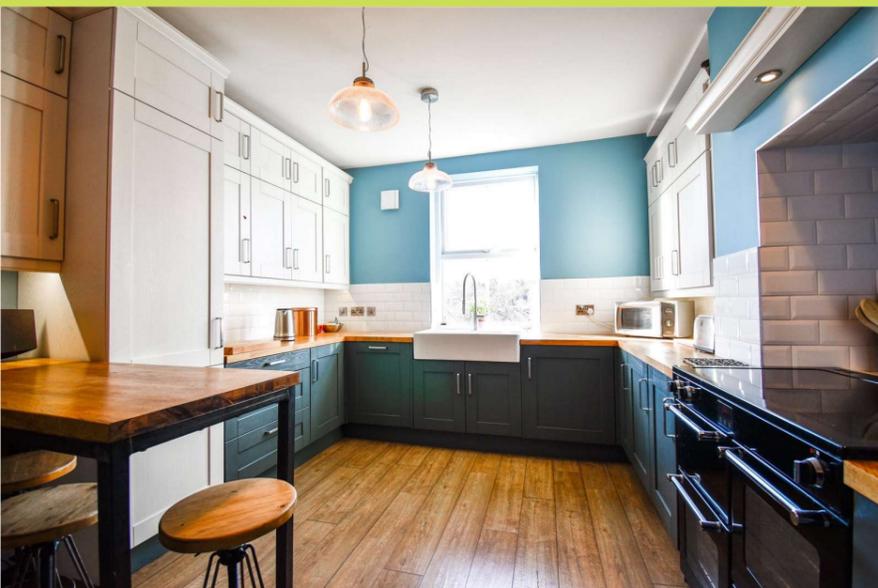


To be advised
Asking Price: £240,000

Broom Road, Broom, Rotherham, S60



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Genuinely warranting inspection to appreciate the exceptional size within, a four bedroomed detached home of character within this popular and convenient location. With central heating and double glazing, converted basement providing extra accommodation along with attractive rear gardens and ample parking to the front. With a high standard of internal fittings, beautiful fitted kitchen and great location within easy reach of the M1 and Sheffield.

Front Entrance Porch With front door with leaded lights.

Entrance Hall With entrance door (to porch) walnut flooring and stairs rising to first floor.

Lounge 4.77 x 4.01. (maximum measurements to bay)

With front bay window and multi-fuel stove.

Dining Room 3.94 x 3.89. With rear aspect window and focal fire surround with floral tile inlay and hearth and cast iron grate. Laminate floor.

Kitchen 4.43 x 3.47. A beautiful kitchen with a range of shaker style units with oak topped breakfast bar and work surfaces. Electric under floor heating, rear aspect window and Neff appliances of fridge freezer, dishwasher and electric range cooker with pelmet lighting over. Double bowl Belfast sink with mixer tap, tiling to the sink and work surface area and concealed combination gas boiler. Rear entrance door and access to basement accommodation.

Basement accommodation

Cellar Room 3.77 x 4.37. Located beneath the lounge and providing the potential to convert. Presently used as a storage area.

Store Room 3.68 x 1.32. A useful store area.

Utility Room 3.79 x 2.25. (maximum measurements)

With plumbing for washing machine.

WC With wc and wash basin in white. (incorporated within the utility room)

Garden Room 4.19 x 3.06. A versatile room presently used as an office area. With tiled floor, original fire grate and French doors opening to the rear garden.

First Floor Landing With two sun lights providing plenty of natural light along with cloaks cupboard which would provide a natural entrance for a staircase to the roof space if required.

Bedroom One 3.80 x 3.65. With twin front aspect windows, built in wardrobes and original fireplace.

Bedroom Two 3.95 x 3.92. With rear aspect, fitted wardrobes, shelving, dressing/desktop area and original fireplace.

Bedroom Three 2.79 x 2.64. With side aspect, fitted wardrobes and dressing/desktop area.

Bedroom Four 2.80 x 1.91. A single bedroom with front aspect.

Bathroom 3.68 x 1.69. A very well appointed bathroom with wc, wash basin and bath in white. Over bath shower with monsoon head and further mixer connection, vinyl floor, partial tiling and towel rail/radiator.

Outside To the rear are attractive gardens with paved patio and lower level lawns with shrub beds. Outside light and cold water tap. To the side is a terrace/paved area with access to the rear entrance kitchen door. To the front are wooden gates which provide access to the tarmac forecourt which provides for off road parking.



- Outstanding size and character
- Quality fittings
- Four bedrooms
- Basement accommodation
- Central heating and double glazing
- Beautiful kitchen
- Over 1500
- No upward chain

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



This plan is used for illustration purposes only
Plan produced using PlanUp.