

Freehold

Asking Price: £195,000

Beaconsfield Road, Broom,
Rotherham, S60



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

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SOUGHT AFTER LOCATION! CONVENIENT POSITION! GENEROUS REAR GARDENS! VIEWING A MUST!

A three bedroom semi detached property that is located within this ever popular area. The home is ideally located to access a range of local conveniences on Broom Lane along with the M1 motorway network at junction 33. The accommodation briefly comprises an entrance hallway, bay windowed lounge, kitchen diner and a conservatory. To the first floor is a landing, three bedrooms and a bathroom. Outside off road parking is provided by a driveway and garage. To the rear are generous mature gardens. Viewing is recommended! Call Lincoln Ralph today to avoid disappointment!

Entrance Hall Front facing UPVC double glazed entrance door, coving to the ceiling and a radiator. Stairs rise to the first floor and doors lead to the lounge and kitchen.

Lounge 4.21 x 3.41. (The first measurement is taken into the bay window) Having a fire surround with hearth and back incorporating a living flame gas fire. There is coving to the ceiling, wood effect laminate flooring and a radiator.

Kitchen Diner 5.29 x 3.22. (The latter measurement increases to 3.93 into the bay window) Fitted with wall mounted and base level units with work surfaces incorporating a one and a half bowl sink with mixer tap. There is an integrated four ring gas hob and electric oven, plumbing for a washing machine and space for a fridge. Having tiling to splashback height, coving to the ceiling, under stairs storage cupboard and exposed floorboards. In addition there is a side facing UPVC double glazed entrance door, radiator and rear facing UPVC double glazed French doors open to the conservatory.

Conservatory 3.41 x 2.51. Side and rear facing UPVC double glazed window and rear facing UPVC double glazed French doors.

Landing Having coving to the ceiling, side facing UPVC double glazed window and loft access. Doors open to the bedrooms and bathroom.

Bedroom 1 3.55 x 3.45. Having coving to the ceiling, dado rail, front facing UPVC double glazed window and a radiator.

Bedroom 2 3.31 x 3.11. (The latter measurement is the maximum measurement) Rear facing UPVC double glazed window and a radiator.

Bedroom 3 2.25 x 1.64. Front facing UPVC double glazed window and a radiator.

Bathroom 2.02 x 1.80. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to the walls and floor, rear facing UPVC double glazed window and a radiator.

Outside At the front is a pebbled garden along with a driveway that provides off road parking and in turn leads to a single garage. At the rear is a flagged patio with a gate opening to a large lawned garden with mature trees set to a pebbled border.

Garage With up and over door.

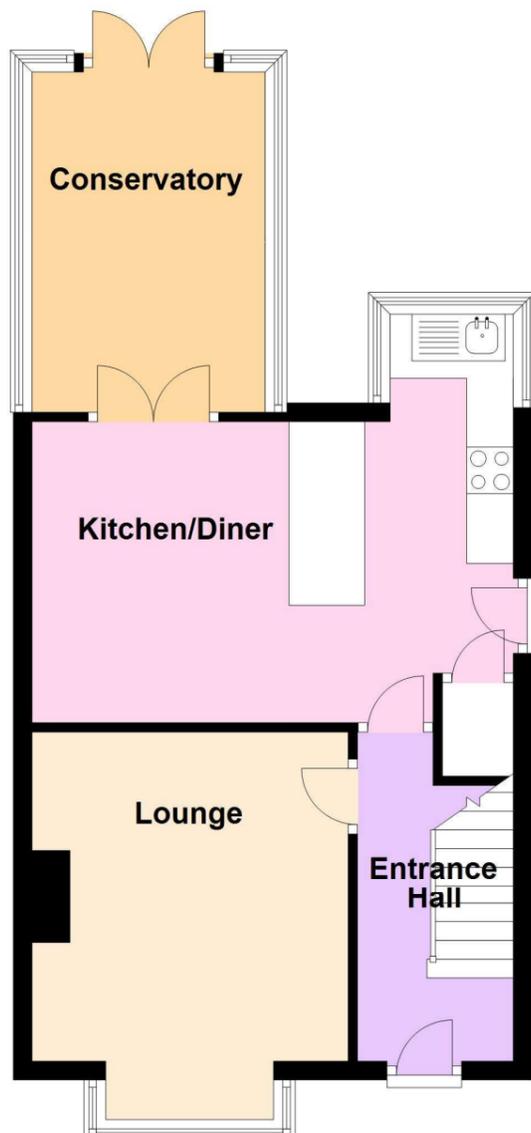


- Three bedroom semi
- Popular location
- Ideally located to access amenities
- Driveway and garage
- Large rear garden
- Conservatory
- Viewing is highly recommended!

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.

Ground Floor



First Floor

