

Freehold  
Asking Price: £240,000

Renishaw Avenue, Broom,  
Rotherham, S60



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# Renishaw Avenue, Broom, Rotherham, S60

## JUST ONE LOOK AND YOU WILL BE SOLD ON THIS OUTSTANDING THREE BEDROOM SEMI DETACHED HOME!

Offering show home standards within is this beautifully appointed three bedroom extended semi detached home. The residence occupies a generous plot within this sought after area and is perfectly placed to access a range of local amenities along with the M1 motorway network at junction 33. The accommodation briefly comprises an entrance hallway, fitted breakfast kitchen, dining room and a bow windowed lounge. To the first floor is a landing, three bedrooms and a bathroom. Externally the property boasts a show stopping garden to the rear and has ample off road parking by way of a garage and driveway. Viewing is highly recommended!

**Entrance Hall** An inviting hallway with downlights to the ceiling and a radiator. Stairs rise to the first floor landing and a door opens to the kitchen.

**Breakfast Kitchen** 5.47 x 2.96. Fitted with a range of wall mounted and base level units in a high gloss finish with work surfaces incorporating a one and half bowl stainless steel sink with mixer tap. There is an integrated four ring ceramic hob and electric oven, built in fridge and freezer along with plumbing for a washing machine. Having tiling to splashback height, breakfast bar, wood effect laminate flooring and an understairs storage cupboard. There is a rear facing UPVC double glazed window, side facing UPVC double glazed entrance door and a door opens to the dining room.

**Dining Room** 3.61 x 3.06. Rear facing UPVC double glazed French doors, wood effect laminate flooring and a radiator. Sliding doors open to the lounge.

**Lounge** 5.48 x 3.65. (The first measurement is taken into the bow window) A beautifully appointed room with a feature fire surround having a hearth and back incorporating a living flame gas fire. There is a front facing UPVC double glazed bow window, coving to the ceiling, dado rail and a radiator.

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

**Bedroom 1** 4.04 x 2.96. (The latter measurement is taken to the front of the wardrobes) Having a front facing UPVC double glazed bow window, a range of fitted wardrobes and a radiator.

**Bedroom 2** 3.85 x 3.51. Having coving to the ceiling, rear facing UPVC double glazed window and a radiator.

**Bedroom 3** 2.11 x 1.85. Front facing UPVC double glazed window and radiator.

**Bathroom** 2.22 x 1.96. Fitted with a range of bathroom furniture and a white suite comprising a panelled bath, shower cubicle, low flush WC and a vanity wash hand basin. Having tiling to the walls and floor, downlights to the ceiling, designer radiator and two rear facing UPVC double glazed windows.

**Outside** The property occupies a generous plot and is set back from the road by way of a mature garden and driveway that provides ample off road parking and in turn leads to the garage. At the rear is a stunning garden that enjoys a flagged seating area that opens to a well stocked landscaped garden with lawns, mature trees and shrubs.

**Garage** Up and over door.

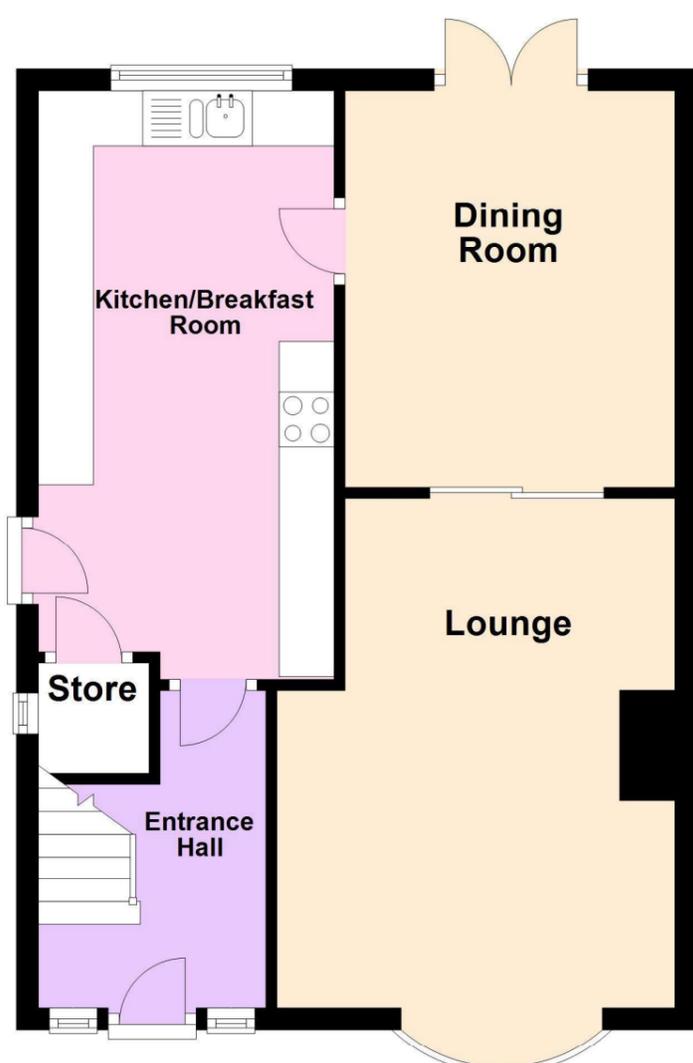


- Three bedroom semi detached home
- Show home standards within
- Extended to the rear
- Boasting two reception rooms
- Driveway and garage
- Show stopping rear gardens
- Sought after location
- Viewing is highly recommended!

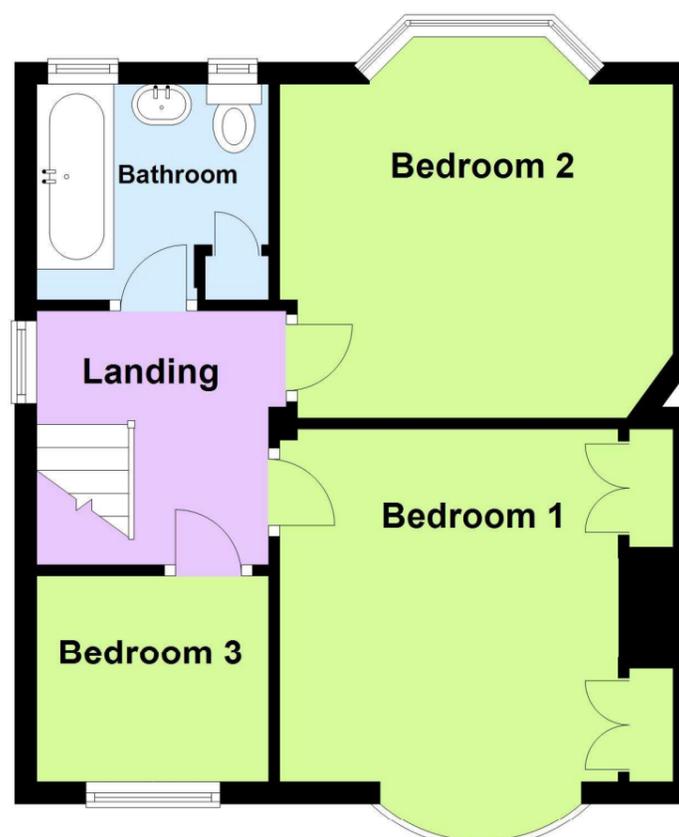
### Disclaimer

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



Total area: approx. 86.2 sq. metres (927.3 sq. feet)

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