

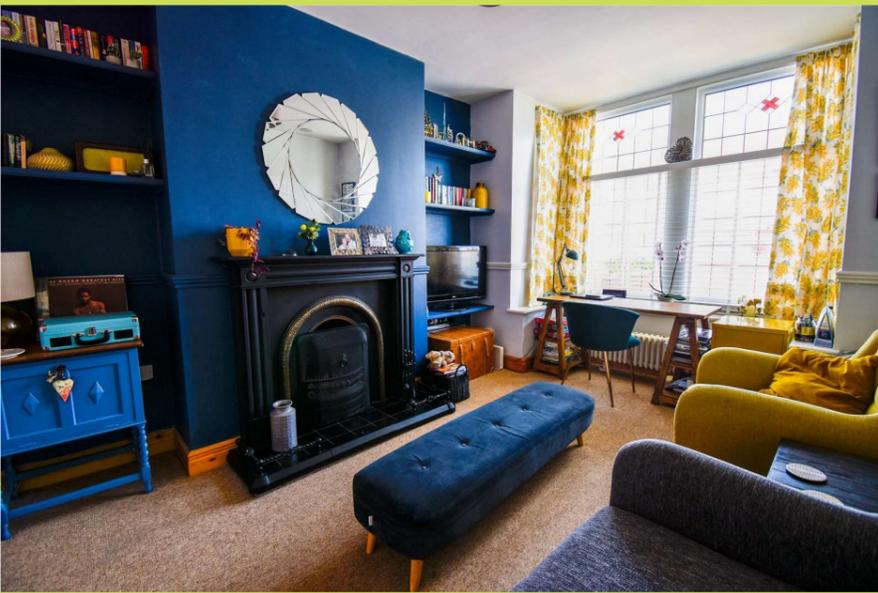
Freehold

Asking Price: £240,000

Beechwood Road, Broom,  
Rotherham, S60



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# Beechwood Road, Broom, Rotherham, S60

## ENDLESS POSSIBILITIES AROUND WITH THIS TRADITIONAL THREE BEDROOM EXTENDED SEMI DETACHED HOME WITH LARGE GARAGE AND OUTBUILDING! VIEWING IS ESSENTIAL!

Viewing is highly recommended to fully appreciate the potential on offer from this traditional three bedroom extended semi detached home. A multitude of possibilities are on offer from the large garage and outbuilding to the rear. The accommodation boasts an entrance porch, hallway, bay windowed lounge, sitting room, dining room and an open plan kitchen diner. To the first floor is a landing, three bedrooms and a bathroom. Outside ample off road parking is provided by a lengthy driveway and is complimented by gardens to the front and rear. Don't miss out! Call Lincoln Ralph today to arrange your viewing!

**Entrance Porch** Front facing UPVC double glazed French doors and a door opens to the hallway.

**Hallway** Having wood effect laminate flooring and a radiator. Stairs rise to the first floor landing and doors open to the lounge, sitting room and kitchen.

**Lounge** 4.36 x 3.26. The focal point of the room is the fire surround with a decorative back and a tiled hearth incorporating an open fire. There is a front facing UPVC double glazed bay window, dado rail and a period style radiator.

**Sitting Room** 4.22 x 3.15. Having an original fire surround with tiled hearth and back incorporating an open fire. There is a wood effect laminate flooring and the room opens to the dining room.

**Dining Room** 3.33 x 2.35. Rear facing UPVC double glazed French doors, dado rail and a period style radiator.

**Kitchen Diner** 6.95 x 2.45. (The latter measurement increased to 2.95) Fitted with a range of wall mounted and base level units with wood block work surfaces incorporating a Belfast sink with mixer tap. There is an integrated range cooker with extractor over, plumbing for a washing machine and dishwasher, integrated fridge along with space for a fridge freezer. Having tiling to splashback height and to the floor, two side facing UPVC double glazed windows, rear facing UPVC double glazed window, radiator, under stairs storage cupboard and a rear facing UPVC double glazed entrance door.

**Landing** Having a side facing UPVC double glazed window and loft access. Doors open to the bedrooms and bathroom.

**Bedroom 1** 4.24 x 3.16. Rear facing UPVC double glazed window, original style fire surround, exposed floor boards and a radiator.

**Bedroom 2** 3.63 x 3.19. Front facing UPVC double glazed window, exposed floor boards, original style fire surround and a period style radiator.

**Bedroom 3** 2.15 x 1.93. Front facing UPVC double glazed window, exposed floor boards and a radiator.

**Bathroom** 3.05 x 1.92. Fitted with a white suite comprising a cast iron roll top bath, shower cubicle, low flush WC and a wash hand basin. Having tiling to the walls and floor, coving to the ceiling, side and rear facing UPVC double glazed windows.

**Outside** At the front is a lawned garden and a long driveway with gated access to the rear provides off road parking along with a large garage and outbuilding. At the rear is a raised decked seating area with steps descending to an enclosed lawned garden. A significant feature is the large garage and workshop that offer a multitude of possibilities for storage solutions and much more.

**Garage** 8.40 x 3.63. The height of the garage is 2.90 meters so storage of a caravan/motorhome is possible. There is a remote up and over door, power and lighting.

**Workshop** 7.10 x 4.05. Offering endless possibilities, power, lighting and opening to the garage.



- Traditional three bedroom semi detached
- Extended to the rear
- Outbuilding and large garage
- Long driveway ideal for motorhome/caravan
- Boasting three reception rooms
- Open plan dining kitchen
- Sought after location
- Viewing is essential!

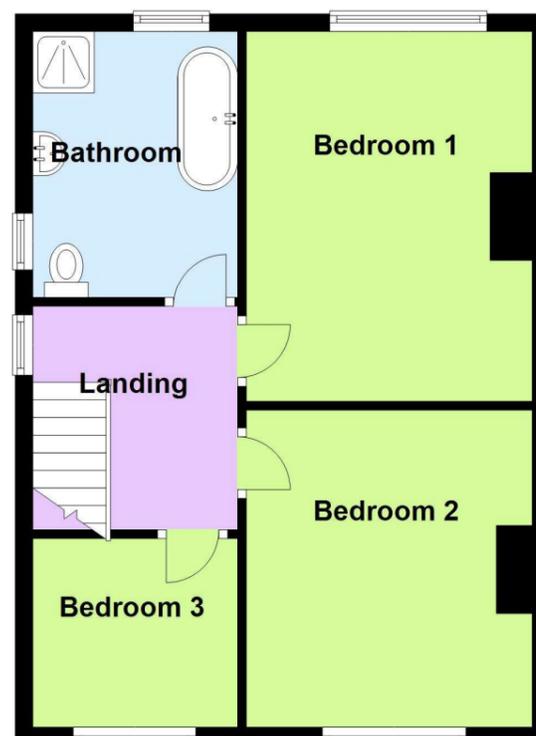
### Disclaimer

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. 107.2 sq. metres (1153.5 sq. feet)

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