

Freehold  
Asking Price: £230,000

Broom Lane, Rotherham, South  
Yorkshire, S60



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# Broom Lane, Rotherham, South Yorkshire, S60

This traditional style three bedroom semi detached home has been extended to the rear to create a spacious family home within this ever sought after location. The property enjoys an elevated position set back from the road and briefly comprises an entrance hallway, dining room, bay windowed lounge and a kitchen. To the first floor is a landing, three bedrooms, bathroom and a separate WC. Outside there are well appointed lawned gardens to the front and rear. The residence benefits from a prime location that offers excellent access to a range of local conveniences along with Rotherham centre and the M1 motorway network. Viewing is highly recommended! Avoid disappointment and call Lincoln Ralph today!

**Entrance Hall** Front facing entrance door and a side facing UPVC double glazed window. Stairs rise to the first floor and doors open to the lounge, dining room and kitchen.

**Lounge** 5.95 x 3.33. A spacious room having coving to the ceiling, picture rail, rear facing UPVC double glazed bay window and a radiator.

**Dining Room** 3.85 x 3.56. Front facing UPVC double glazed bay window and a radiator.

**Kitchen** 4.45 x 2.74. Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink. There is space for a cooker, fridge along with plumbing for a washing machine. Having tiling to splashback height, wall mounted central heating boiler, rear facing UPVC double glazed window and a rear facing entrance door.

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

**Bedroom 1** 6.17 x 3.35. Having coving to the ceiling, picture rail, radiator and a rear facing UPVC double glazed bay window.

**Bedroom 2** 4.06 x 3.37. There is coving to the ceiling, picture rail, front facing UPVC double glazed bay window and a radiator.

**Bedroom 3** 2.25 x 2.19. Front facing UPVC double glazed window and a radiator.

**Bathroom** 2.26 x 2.06. Fitted with a white suite comprising a panelled bath with shower screen and shower over, separate low flush WC and a wash hand basin. Having tiling to the walls, rear facing UPVC double glazed window and a radiator.

**Outside** The dwelling enjoys an elevated position set back from the road and has ample off road parking provided by a driveway and garage. The front garden is well appointed and predominately laid to lawn with a shrub border. To the rear is a pleasant garden that is mainly laid to lawn with mature shrub borders.

**Garage** Up and over door, power and lighting.

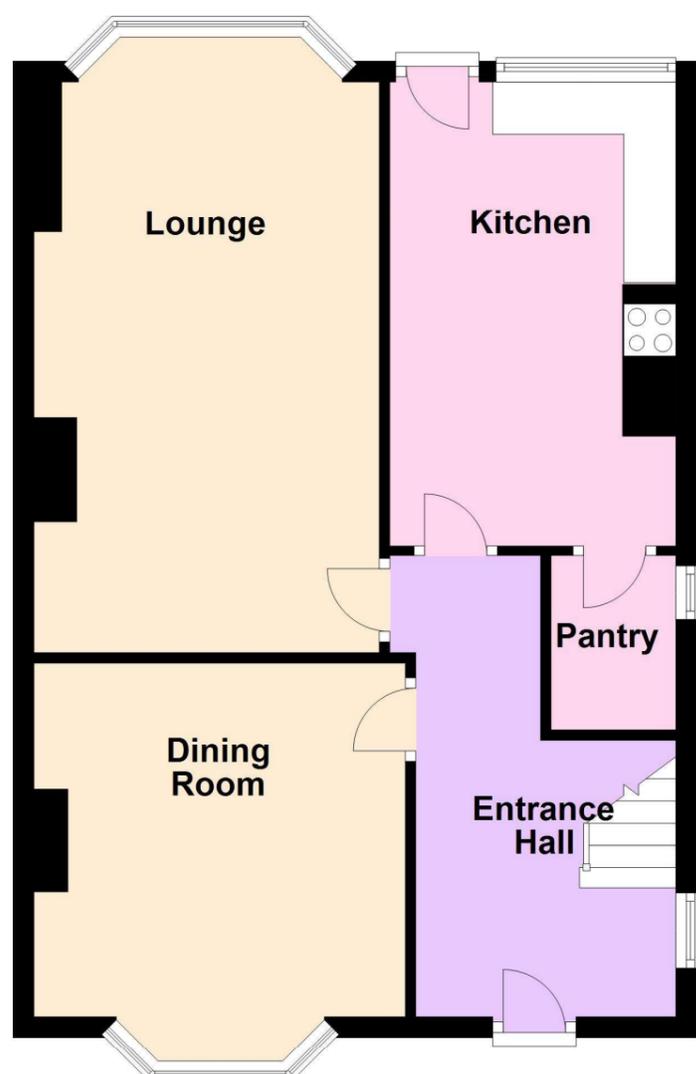


- Extended semi detached home
- Three bedrooms
- Sought after location
- Driveway & garage
- Boasting two reception rooms
- Front and rear gardens
- Generous size accommodation
- Ideally located for a range of amenities
- Viewing is highly recommended!

#### 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. 106.1 sq. metres (1142.3 sq. feet)

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