

Freehold

Asking Price: £250,000

Broom Lane, Rotherham, South  
Yorkshire, S60



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# Broom Lane, Rotherham, South Yorkshire, S60

## BEAUTIFULLY REFURBISHED! THREE BEDROOMS! OPEN PLAN DINING KITCHEN, SOUGHT AFTER AND CONVENIENT LOCATION! VIEWING IS AN ABSOLUTE MUST!

Occupying a position upon a tree lined road in this ever sought after and convenient location is this beautifully appointed, traditional, three bedroom semi detached home. The property boasts immaculate standards throughout and briefly comprises an entrance hallway, bay windowed lounge and a stunning open plan dining kitchen. To the first floor is a landing, three bedrooms and bathroom. Outside, a block paved driveway provides ample off road parking and in turn leads to a garage. To the rear is a large garden that is mainly laid to lawn. The location affords great access to a range of quality amenities including Rotherham town centre, Sheffield Parkway and the M1 motorway network along with the Meadowhall Shopping complex.

**Entrance Hall** Front facing double glazed entrance door, Kardean flooring, under stairs storage cupboard and a radiator. Stairs rise to the first floor and doors open to the lounge and the kitchen.

**Lounge** 3.38 x 4.23. (The latter measurement is the maximum measurement) Having coving to the ceiling, front facing UPVC double glazed bay window and a radiator.

**Dining Kitchen** 6.75 x 3.19. (The first measurement is the maximum measurement) A genuine highlight of the accommodation is this beautifully appointed open plan dining kitchen that is fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated four ring ceramic hob and electric oven with extractor hood over, space for a fridge freezer, plumbing for a washing machine along with an integrated window cooler. Having tiling to splashback height, rear facing UPVC double glazed window, rear facing UPVC double glazed French doors and a radiator.

**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** 4.39 x 3.38. (The first measurement is the maximum measurement) Front facing UPVC double glazed bay window and a radiator.

**Bedroom 2** 3.21 x 3.09. Rear facing UPVC double glazed window and a radiator.

**Bedroom 3** 2.09 x 1.71. Front facing UPVC double glazed window and a radiator.

**Bathroom** 2.15 x 2.08. A well appointed bathroom that is fitted with a white suite comprising a panelled bath with shower screen and monsoon shower over, low flush WC and a vanity wash hand basin. Having complimentary tiling to splashback height, Kardean flooring, rear facing UPVC double glazed window and a heated chrome towel rail.

**Outside** At the front, ample off road parking is provided by a block paved driveway with a gravelled border that in turn leads to a single garage. To the rear is a large garden that enjoys a flagged seating area overlooking an extensive lawn with mature trees and shrubs.



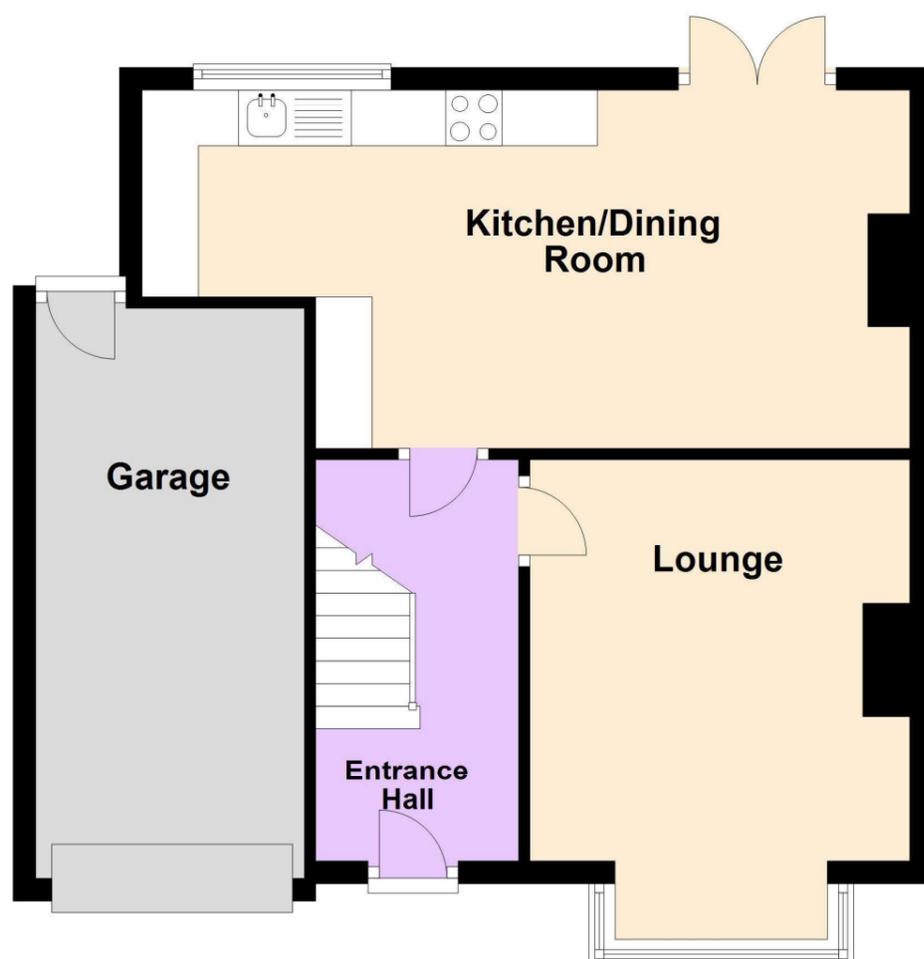
- Traditional three bedroom semi
- Sought after location
- Immaculate standards throughout
- Driveway and garage
- Large rear garden
- Well placed for amenities
- Viewing is a must!

### 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.

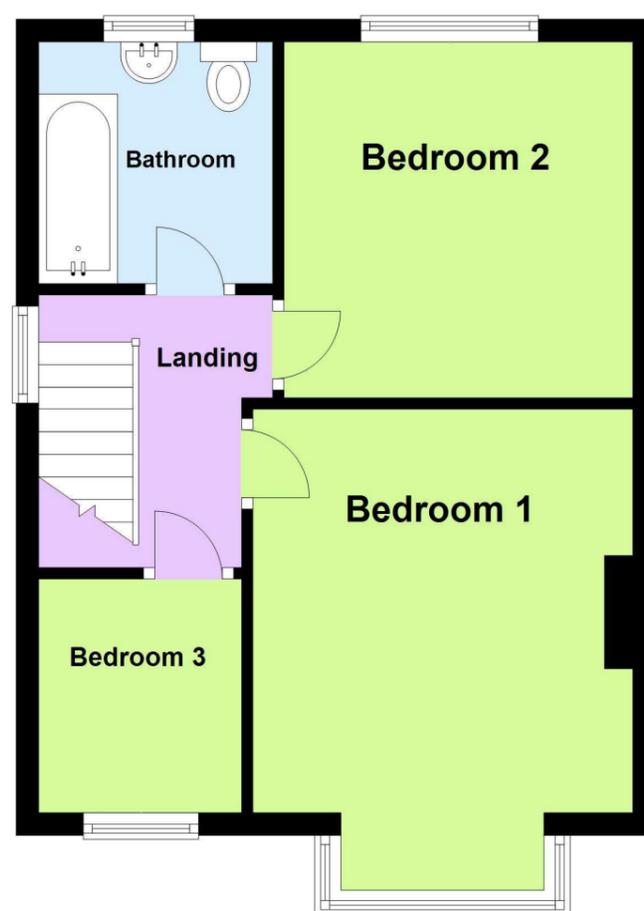
## Ground Floor

Approx. 52.3 sq. metres (562.9 sq. feet)



## First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



Total area: approx. 89.1 sq. metres (958.8 sq. feet)

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