

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been listed by ourselves, and we cannot guarantee the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

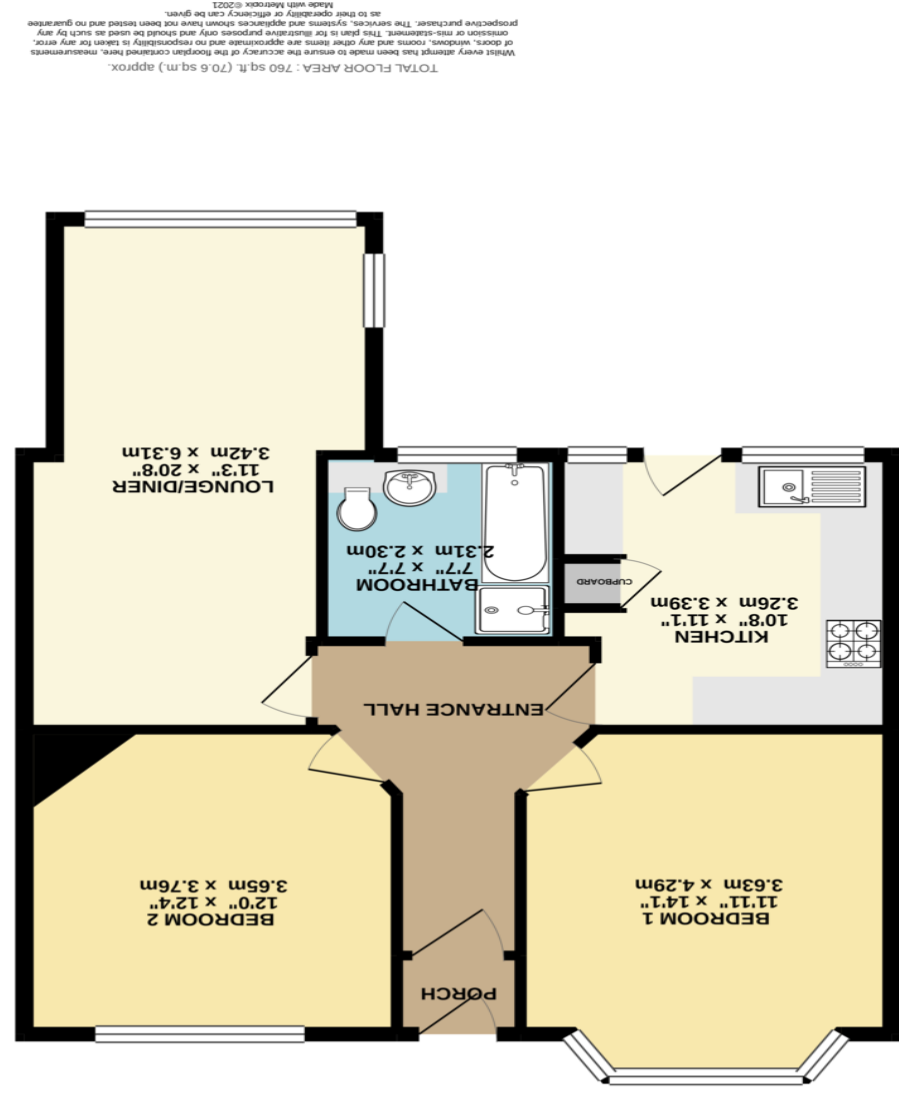
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TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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GROUND FLOOR
 760 sq.ft. (70.6 sq.m.) approx.



EADON LOCKWOOD & RIDDLE
 SALES • LETTINGS • SURVEYS

25 Barrowby Road, Broom, Rotherham, S60 3HF

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Offered with NO UPWARD CHAIN & situated to a cul de sac location, is this EXTENDED TWO BEDROOM SEMI DETACHED BUNGALOW which has been occupied by our current vendor for in excess of 50 years!

ELR are delighted to be able to offer this property to the open market as they rarely come for sale. The bungalow enjoys a spacious, mature, enclosed south facing rear lawned garden.

The bungalow has 2 double bedrooms to the front elevation with fitted shutters & to the rear is an extended lounge diner which feature picture window overlooking the rear garden. The kitchen has an array of fitted units with courtesy door to the rear garden. The bathroom houses a white 3 piece suite & there is loft access.

Fronting is a low maintenance pebble & shrub garden with a tandem style driveway at the side providing off road parking & leads to the DETACHED GARAGE which is alarmed. Behind the garage is a workshop.

There is a Post office & convenience store by on Broom Lane



- A 2 bedroom extended semi detached bungalow
- No upward chain
- Situated to a cul de sac location
- Alarm system
- Spacious mature south facing rear lawned garden
- 2 double size bedrooms
- Driveway & detached garage
- Close to Post Office & convenience store
- Great potential within

