

FOR SALE



Broom Road, Broom
Guide Price £300,000


MARTIN & CO



Broom Road, Broom

5 Bedrooms, 1 Bathroom

Guide Price £300,000

- Five bedrooms
- Two reception rooms
- Dining kitchen
- Off road parking
- Popular location

GUIDE PRICE £300,000 - £320,000. This period style five bedroom semi-detached family home, with two reception rooms, a modern dining kitchen and original style features, it's sure to catch the attention of potential buyers.

The property's location is a major selling point, as it provides easy access to Rotherham town centre, Rotherham Hospital, and commuter links. Plus, the fact that it has been in the same family for several decades adds a touch of history and charm.

Upon entering the property, you're greeted by an entrance porch and a fantastic entrance hall with a spindled staircase leading to the first floor landing. The bay windowed lounge features a beautiful fire surround housing a living flame gas fire, creating a cozy atmosphere. There's also a separate dining room, perfect for family meals or entertaining guests.

The dining kitchen, with its range of fitted wall and base units, offers plenty of storage space for all your cooking needs. In addition, the designated areas for appliances make meal preparation a breeze. This is a great space for cooking and enjoying meals together.

Heading up to the first floor, you'll find four bedrooms,



including three doubles and one single. Each bedroom is filled with natural light, ensuring a comfortable living environment. The family bathroom is also located on this level, ensuring convenience for the whole family.

For added flexibility, the second floor landing provides access to an additional bedroom, making it ideal for guests or creating a home office. The possibilities are endless with this versatile space, although this room requires attention.

Outside, the property boasts a front garden, adding curb appeal to the home. The drive to the side offers ample parking space for multiple vehicles. The rear garden has a storage area for all your gardening equipment and tools.

Overall, this property offers a spacious layout and a variety of desirable features that cater to the needs of a growing family. We are confident that it will attract a lot of interest from potential buyers.

ENTRANCE PORCH With a front facing composite entrance door and an original style stained glass entrance door with matching side windows and fan light above which opens into the entrance hall.

ENTRANCE HALL An impressive entrance hall with decorative arch. There is a spindled stair case with wood paneling that rises to the first floor landing.

LOUNGE With coving and rose to the ceiling. There is a picture rail and a front facing bay window. The focal point of the room is the feature fire surround with tiled inset and housing the living flame gas fire.

DINING ROOM A generous size dining room with rear facing window, coving and rose to the ceiling.

DINING KITCHEN With a modern range of fitted wall and base units in shaker style, wall units include extractor hood. Base units are set beneath contrasting worktops which include a single bowl sink, plumbing



for washing machine, space for range style cooker, tiled splash backs, door to the cellar, side facing window and side facing entrance door.

FIRST FLOOR LANDING With decorative arch, spindled balustrade, spindled stair case to second floor landing with under stairs storage.

BEDROOM ONE A generous size double bedroom with fitted wardrobes, dressing table and rear facing window.

BEDROOM TWO A generous sized double bedroom with fitted wardrobes, feature fire surround and front facing window.

BEDROOM THREE A double size room with fitted wardrobes and rear facing window.

BEDROOM FOUR A single size room with front facing window.

BATHROOM Having a three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled walls and side facing window.

SECOND FLOOR LANDING

BEDROOM FIVE A generous size double room, requiring some attention with side facing window.

OUTSIDE To the front of the property is a lawn with path leading to the front entrance door. A drive extends to the side of the property which in turn leads to the rear. To the rear is an outbuilding/original wash house this could be used for storage or converted into a garage with the appropriate planning consents, there is a concrete area and lawn.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





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