

FOR SALE



Broomfield Grove, Broom
Guide Price £220,000


MARTIN & CO



Broomfield Grove, Broom

3 Bedrooms, 1 Bathroom

Guide Price £220,000

- Semi detached
- Three bedrooms
- Two reception rooms
- Basement rooms
- No chain

GUIDE PRICE £220,000 - £240,000. Welcome to Broomfield Grove, a deceptively spacious three-bedroom semi-detached family home located in the highly sought-after area of Broom. Set over four floors, this property offers a wealth of space and potential, making it an exciting opportunity for buyers looking to put their own stamp on a home. With convenient access to local amenities, reputable schools, and excellent transport links, this property is ideal for families and commuters alike.



As you enter the home, you are greeted by an entrance hall with a spindled staircase leading to the first floor landing, setting the tone for the property's character and charm. The bay-windowed lounge is a bright and welcoming space, featuring a stylish fire surround with an electric fire, perfect for cosy evenings. Adjacent to the lounge, the dining kitchen is equipped with a range of fitted wall and base units, offering ample storage and preparation space for family meals. The additional dining room at the rear of the property overlooks the generous garden and features another attractive fire surround, providing a versatile space for formal dining or as an additional sitting room.

The first floor comprises three generously sized

bedrooms, each offering comfortable accommodation with plenty of natural light. The family bathroom is complemented by a separate WC, providing convenience for busy households. From the landing, there is access to a loft room, offering additional space that could be utilised as an office, playroom, or extra storage.

One of the unique features of this property is the basement level, accessible from the rear garden. Currently used for storage and as a utility area this space offers great potential for conversion, whether you're looking for a home gym, workshop, or further living accommodation.

Externally, the property benefits from off-road parking to the front, providing convenient and secure parking. The rear garden is a true highlight, featuring a patio area, lawn, and mature trees and shrubs, creating a peaceful and private outdoor space perfect for family gatherings, gardening, or simply enjoying the outdoors.

Broomfield Grove is ideally positioned in a popular residential area, offering easy access to local shops, parks, and transport routes, including the nearby Rotherham town centre and connections to Sheffield and beyond. With its generous layout, versatile spaces, and scope for personalisation, this property presents a fantastic opportunity to create your dream family home.

Don't miss out on viewing this exceptional property that offers so much potential. Contact us today to arrange your viewing and see firsthand the possibilities this spacious home has to offer!





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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