

FOR SALE



Woodlands, Broom
Guide Price £175,000

MARTIN&CO



Woodlands, Broom

2 Bedrooms, 1 Bathroom

Guide Price £175,000

- Top floor apartment
- Two bedrooms
- Allocated parking
- Popular development
- Luxurious shower room

GUIDE PRICE £175,000 - £185,000. Situated in the sought-after area of Broom, this well-presented top-floor apartment offers a bright and stylish living space. The property has been tastefully updated by the current owner, with thoughtful design touches throughout. The open-plan lounge and kitchen diner is a highlight, offering ample natural light and a functional yet modern kitchen with integrated appliances, including a washing machine and dishwasher.



The standout feature of the property is the beautifully redesigned bathroom, where the previous layout has been transformed into a single, luxurious space complete with underfloor heating. The master bedroom is generously proportioned, providing plenty of room and storage, while the second bedroom, currently set up as a dressing room, offers excellent storage options with fitted units along two walls. Additional practicalities include a handy storage cupboard in the hallway and a part-boarded loft with ladder access, ensuring no shortage of storage solutions.

The property is conveniently located for access to local amenities, public transport options, and commuter routes. Nearby supermarkets include Tesco

and Aldi, and Clifton Park is just a short distance away for outdoor leisure. Rotherham Central train station provides easy links to Sheffield and beyond, making this an ideal location for professionals or commuters.

Summary: BRIGHT AND STYLISH INTERIOR with a LUXURY BATHROOM and CONVENIENT STORAGE make this property a perfect choice for modern living in a **PRIME LOCATION**.

COMMUNAL ENTRANCE HALL. Having security intercom entrance door with stairs rising to the apartment.

APARTMENT HALLWAY. With access to all rooms and loft access with ladder.

OPEN PLAN LOUNGE / KITCHEN. Lounge area is a generous size with coving to the ceiling, French doors open onto a Juliet Balcony. The kitchen is beautifully fitted with a range of fitted wall and base units in high

gloss white, wall units include extractor hood and underlighting. Base units are set beneath granite worktops with matching splash backs which include a one and a half bowl sink, hot and cold Zip tap, electric hob, oven, integrate microwave, dishwasher, washing machine, fridge freezer, dual aspect windows, coving and downlights to the ceiling.

BEDROOM ONE. A double size room with coving and downlights to the ceiling. Having a range of fitted furniture and window.

BEDROOM TWO. Currently used as dressing room with fitted wardrobes to two walls, coving and downlights to the ceiling and window.

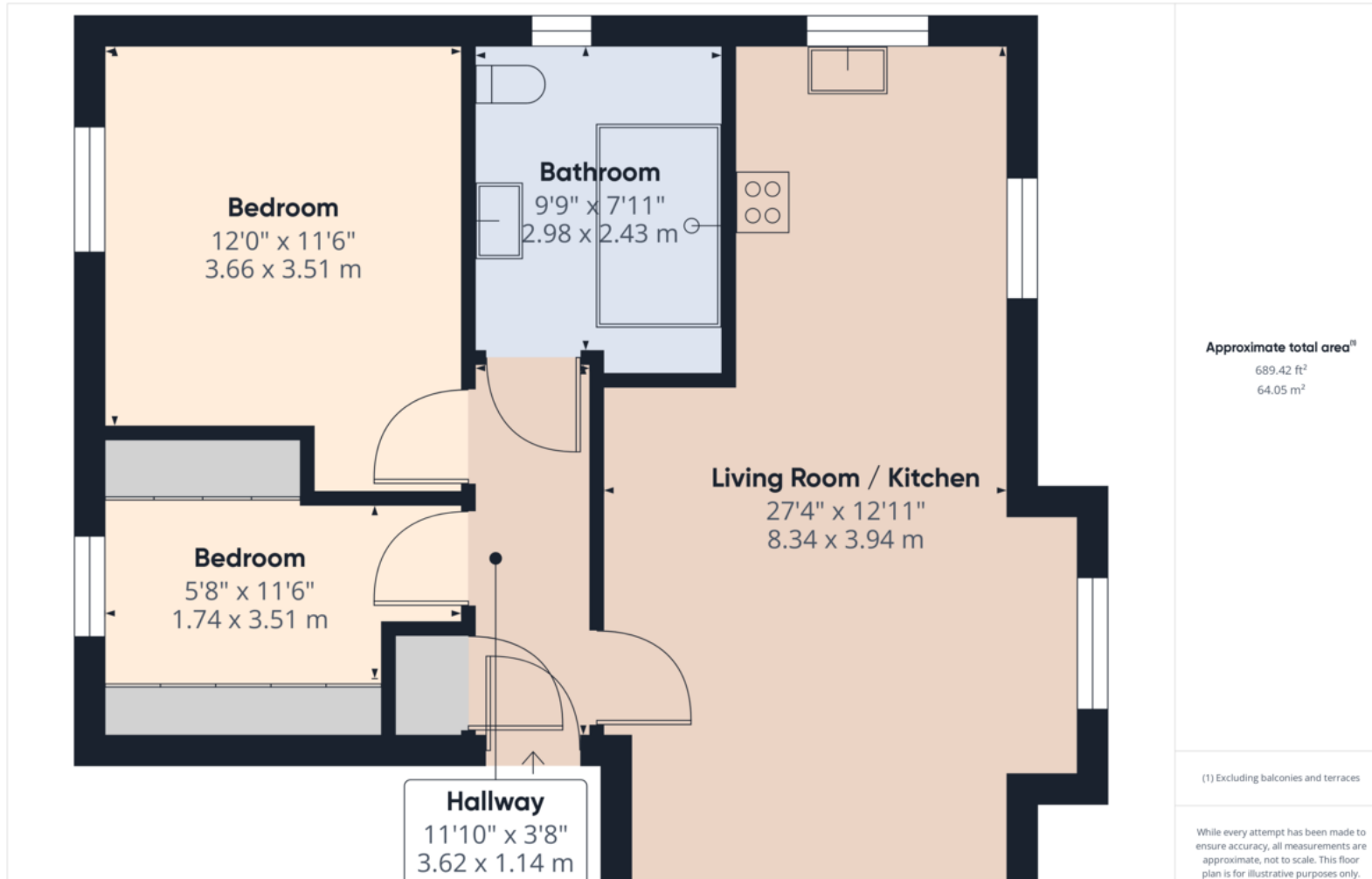
BATHROOM. A stunning shower room, originally the bathroom and en-suite shower room converted into one luxurious shower room. With paneled ceiling with downlights. There is a low flush w.c, floating wash hand basin, walk in shower with glass screen, tiled floor with underfloor heating, heated mirror, tiled walls



and window.

OUTSIDE. With communal garden areas, allocated parking space and visitor parking.

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



Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



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