

FOR SALE



Rencliffe Avenue, Broom
Asking Price Of £200,000


MARTIN&CO



Rencliffe Avenue, Broom

3 Bedrooms, 1 Bathroom

Asking Price Of £200,000

- Semi detached
- Three bedrooms
- No chain
- Drive and garage
- Popular location

Set on Rencliffe Avenue in the ever-popular area of Broom, this three-bedroom semi-detached home is now available with no onward chain, making it a practical option for those looking for a straightforward purchase. Well-positioned for access to Rotherham town centre, local schools, major road links and Rotherham Hospital, the property offers good proportions throughout and sits on a generous plot with a lengthy rear garden, garage and off-road parking.

The house provides a layout that suits family living. There's room to update or reconfigure over time if desired, but everything is in place for someone looking for a solid, spacious home in a convenient location.

The front garden is mainly lawned, with a driveway running alongside the house and through a carport to the detached garage. The entrance hall leads directly to the staircase and through to the ground floor accommodation.

At the front of the house is a bay-fronted lounge, a bright and comfortable room that flows directly into the rear dining area. This open-plan layout allows the space to be used flexibly and has clear potential for modernisation if a more open-plan kitchen-living style is preferred in future.

The kitchen runs separately to the side and has a



range of fitted wall and base units, along with space for all standard appliances. There is also access to a rear porch which leads to the garden – a practical space for additional storage or utility use.

Upstairs, the landing connects three bedrooms and the family bathroom. Two of the bedrooms are good-sized doubles, with the third being a single – suitable as a nursery, home office or occasional room. The bathroom includes a three-piece suite comprising bath with shower over, wash basin and WC.

The rear garden is a strong feature here – long and mostly lawned, it includes a paved patio area, mature shrub borders, and an outhouse. It's a secure, private garden with lots of space for children to play or for anyone interested in gardening or outdoor seating areas. The outhouse provides useful extra storage, and the garage can be accessed directly from the garden or driveway.

Rencliffe Avenue is tucked away in a residential area that remains popular with families and commuters alike. Rotherham Hospital is just around the corner, and the town centre is also within easy reach. For

travel, the nearby Sheffield Parkway provides access to Sheffield city centre in under 20 minutes, while both the M1 and M18 are accessible in under 10 minutes, ideal for those commuting in multiple directions.

There are good local amenities in Broom and surrounding areas, including convenience stores, pharmacies, and takeaways. For larger shopping trips, Parkgate Shopping Park is a short drive away, with a range of national retailers and supermarkets including Morrisons, Aldi and Tesco Extra.

The area is also well served by schools. Broom Valley Community School and Sitwell Junior School are both within walking distance and rated positively by Ofsted. For secondary education, Oakwood High School is a nearby option with a strong local reputation.

Altogether, this is a house with good fundamentals – generous garden, practical layout, excellent location – and with the added benefit of no chain, it's ready to move forward when the buyer is. Whether for a first step on the ladder, upsizing, or even for someone downsizing but wanting more outdoor space, this one covers a lot of bases.



ENTRANCE HALL With a staircase rising to the first floor landing, wooden floor, side facing window and front facing entrance door.

LOUNGE A spacious reception area with front facing bay window and this room opens into the dining area.

DINING AREA A second spacious reception room with rear facing window over looking the rear garden.

KITCHEN Having a range of wall and base units. Base units are set beneath worktops which include a single bowl sink, plumbing for washing machine, space for fridge, tiled splash backs, built in shelving, wooden floor, side facing window and rear facing door to the porch.

REAR PORCH Having a side facing entrance door and windows overlooking the rear garden.

LANDING Having balustrade, side facing window and access to the bedrooms and bathroom.

BEDROOM ONE A double size room with front facing bay window.

BEDROOM TWO A double size room with rear facing window.

BEDROOM THREE A single size room with built in storage/shelving and front facing window.

BATHROOM Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over, extractor fan, tiled walls and rear facing window.

OUTSIDE To the front of the property is a garden, partly paved and mature shrubs. To the side is a drive, carport which leads to the single garage. To the rear is

a generous size garden with lawn, patio, shrub borders and outbuilding.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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