merryweathers
Est. 1832

18 Broom Court, Broom Road, Rotherham, S60 2SP

Guide Price £85,000

GUIDE PRICE £80,000 - £90,000 Offered to the market with NO UPWARD CHAIN is this TWO DOUBLE BEDROOM FIRST FLOOR FLAT. Located in this highly regarded area of Rotherham and set back from the main road on a private residential development, the property also benefits from a secure intercom system. Ideally located for amenities, with public transport facilities on the door step and within close proximity to Rotherham Town Centre. The accommodation briefly comprises Communal Hallway, Entrance Hall, Lounge , Kitchen, Two Double Bedrooms, Modern Shower Room and Communal Gardens. Parking spaces available on site.

Communal Hallway
Access to communal hallway via secure intercom system, stairwell leads to first floor.

Entrance Hall

Entrance door gives access, secure intercom entry pad.

Lounge 14'7 x 11'10 (4.45m x 3.61m)

Rear facing double glazed window and TV connection point.

Kitchen 10'5 x 104 (3.18m x 31.70m)
Fitted with a range of wall base and drawer units with roll edge worktop incorporating a 1.5 stainless steel sink and drainer unit with mixer tap. Integrated electric oven with four ring gas hob and extractor over, space for fridge freezer and plumbing for washing machine. Front facing double glazed window and tiling to splashback.

Bedroom One 11'8 x 10'1 (3.56m x 3.07m)

Rear facing double glazed window and built in bedroom furniture including wardrobes, bedside tables and dressing table.

Bedroom Two 13'10 x 8'7 (4.22m x 2.62m)
Front facing double glazed window and built in wardrobe.

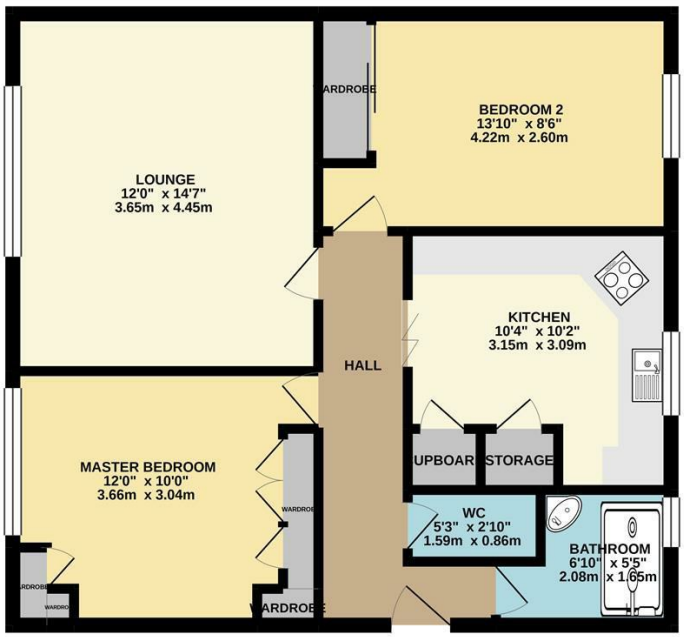
Shower Room & WC

Modern fitted shower room with tiling to floor and walls, double glass shower screen with electric shower, corner wash hand basin and front facing double glazed opaque window.
Separate WC Room.

Outside
Set within communal maintained grounds with unallocated parking

Floor Plan

FIRST FLOOR
620 sq.ft. (57.6 sq.m.) approx.

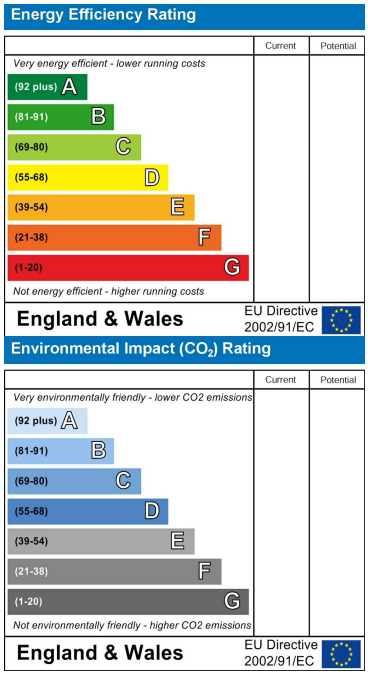


TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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 operability or efficiency can be given.
Made with Metropix ©2020

Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk
Merryweathers (Rotherham) Limited Ship Hill, Rotherham, South Yorkshire S60 2HG
Tel: 01709 375591 E-mail: residential@merryweathers.co.uk
Offices also at: Barnsley, Doncaster, Maltby and Mexborough
Registered office: 47 Moorgate Street, Moorgate, Rotherham S60 2EY Registered in England and Wales No. 6679044