



Broom Lane, Broom Rotherham S60 3NW

welcome to

Broom Lane, Broom Rotherham

ROOM ON THE BROOM! This delightful three bedroom bay window property offers a blend of character and space. With a private enclosed rear garden and parking for the whole family at the front, this property must be viewed. CALL TODAY, NO CHAIN!



Entrance Hall

We have a front facing double glazed door and window, a storage cupboard and radiator.

Lounge

The lounge has a front facing double glazed bay window and radiator, there is a feature electric fireplace.

Dining Room

The dining room has a rear facing double glazed window and radiator.

Kitchen

The Galley kitchen has a range of wall and base units, sink and drainer. Integrated oven, hob and extractor fan, We have space for two utilities, and a rear facing double glazed window and door leading to the rear garden.

Landing

With a side facing double glazed window and loft hatch.

Bedroom One

The master bedroom has a front facing double glazed bay window, radiator and fitted wardrobes.

Bedroom Two

The second bedroom has a rear facing double glazed bay window and radiator.

Bedroom Three

The third bedroom has a front facing double glazed window.

Family Bathroom

The bathroom is fitted with a wet room and shower. There is a WC and wash hand basin. With a radiator and rear facing double glazed window.

Outside

To the front of the property is a block paved driveway providing ample off road parking.

To the rear of the property is a patio, and lawn enclosed with fencing making the rear of the property lovely and private.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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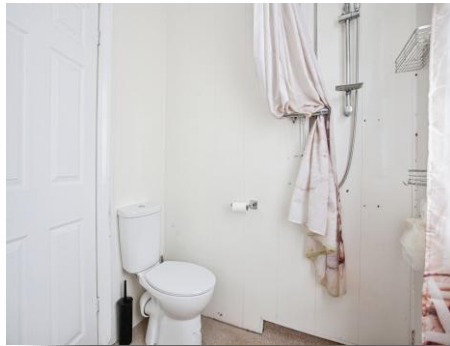
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SPACIOUS PLOT
- PARKING FOR MULTIPLE CARS
- GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF117469 - 0008

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william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



williamhbrown.co.uk