



161 Broom Lane, Rotherham, S60 3NN

**Offers In The Region Of £225,000**

A viewing is recommended of this well maintained three bedroomed semi detached property in a popular suburb of Rotherham. Comprising of lounge, dining room, kitchen, three bedrooms, bathroom, long driveway, double garage, with front and rear gardens. Good location for Schools, local amenities, Rotherham Hospital and transport networks for Rotherham, Sheffield, Meadowhall and Motorways.



## Entrance Hallway



UPVC door opens to entrance/ porch/ hallway with stairs rising to first floor, two front UPVC windows to porch. Doors leading to lounge and kitchen.

## Lounge 13'9" x 11'0" (4.21m x 3.37m)



Front UPVC box windows, central heating radiator with open recess to dining room

## Dining Room 13'3" x 10'5" (4.06m x 3.19m)



Open recess open to dining room with rear UPVC window, central heating radiator with doors leading to kitchen, hallway and useful storage cupboard with side UPVC window.

## Kitchen 8'5" x 7'10" (2.59m x 2.40m)



With white gloss wall and base units with work surfaces, integrated dishwasher, oven hob and extractor fan, sink unit, space and plumbing washing machine and fridge/ freezer. Central heating radiator. Rear UPVC window and UPVC rear door. Useful utility area with side UPVC window.

## First Floor

Stairs rise to first floor landing, side UPVC window, doors leading to three bedrooms and Bathroom.

## Bedroom One 14'4" x 9'2" (4.38m x 2.80m)



Front UPVC Box window, central heating radiator and fitted wardrobes.

## Bedroom Two 10'4" x 10'0" (3.17m x 3.06m)



Rear UPVC window, central heating radiator.

## Bedroom Three 6'10" x 5'9" (2.09m x 1.76m)



Front UPVC window and wall cupboards.

### **Bathroom 6'9" x 6'6" (2.06m x 1.99m)**



All buyers are advised to check the Coal Authority website

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Modern suite in white comprising of bath with overhead shower and screening, low flush W.C. and wash basin. Side UPVC window, fully tiled with ceiling spotlights. Heated towel rail.

### **Outside**



With long driveway to side which leads to rear double garage. Front lawned garden with path. Large rear garden with decked patio area and lawned garden. Rear double garage with roller shutter door, power and lighting.

### **Material Information**

Council Tax Band B

Tenure Freehold

Property Type Three bedroomed semi detached

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Drive & Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

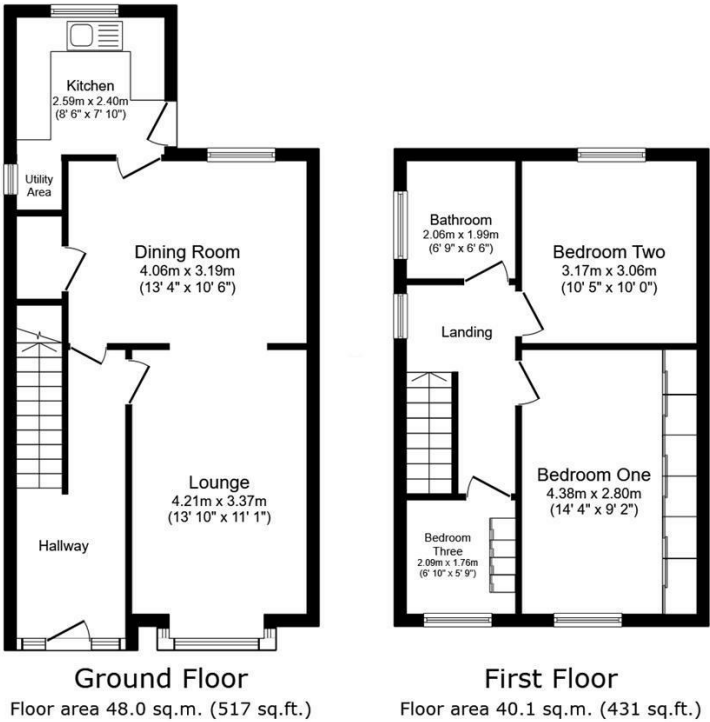
All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

Floor Plan



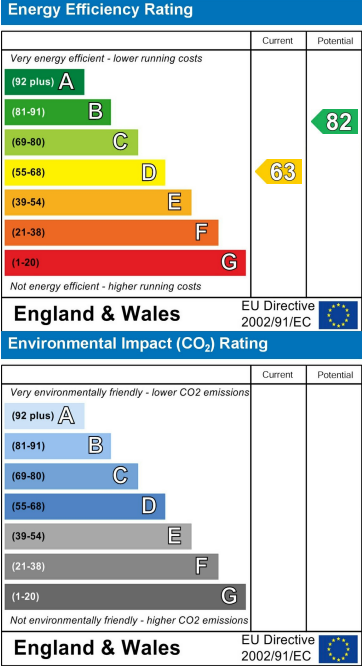
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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.

Energy Efficiency Graph



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