merryweathers
Est. 1832









31 Fraser Road, Broom, Rotherham, S60 2SZ

Asking Price £150,000

For sale: a three-bedroom semi-detached house in the popular Broom area of Rotherham, offering excellent potential for buyers looking to modernise and add value.

The property provides two separate reception rooms, a lounge with a bay window and a rear dining room. The kitchen is of a good size with fitted units and scope for reconfiguration. Upstairs are three bedrooms and a shower room.

Outside, the mature rear garden is a key feature, with established planting, pond and seating areas creating a private setting.

Broom is well regarded for access to Rotherham Hospital, Rotherham town centre and the nearby Clifton Park, with its open green spaces and family facilities. Local shops, cafés and amenities can be found on Broom Road and in the town centre. Rotherham Central station offers services to Sheffield, Leeds and beyond, with journeys to Sheffield in around 15 minutes, and there are regular local bus routes within easy reach. Council Tax Band B.

Entrance Hallway
Access through a composite door into entrance hallway.

Lounge



Having a bay window to the front elevation, a radiator and a wall mounted gas fire.

Dining Room



Having a window to the rear elevation, a radiator and a wall mounted fire.

Conservatory



Having a radiator and patio doors leading into the rear garden.

Kitchen





Having a wall and base units, incorporating a sink unit, space for washing machine and cooker, tiled to splash back areas, radiator.

First Floor Landing

Bedroom One



Having a bay window to the front elevation, a radiator.

Bedroom Two



Having a window to the rear elevation, a radiator.

Bedroom Three
Having a window to the front elevation and a radiator.

Shower Room



Having a shower cubicle with electric shower, hand wash basin with vanity, low flush w.c with a double glazed window.

Outside



To the front of the property is a block paved driveway.

To the rear of the property is a well established garden area with a range of trees, shrubs and plants.

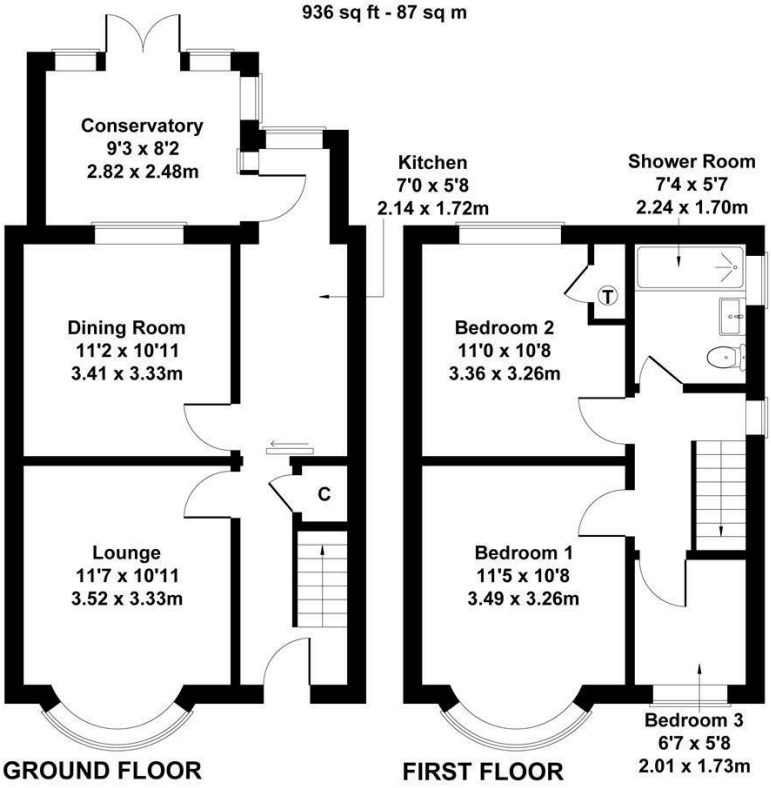
Material Information

Council Tax Band B
Tenure Freehold
Property Type Semi-detached House
Construction type Brick built
Heating Type Immersion Heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
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 Two car driveway
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
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
https://www.groundstability.com/public/web/home.xhtml
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan

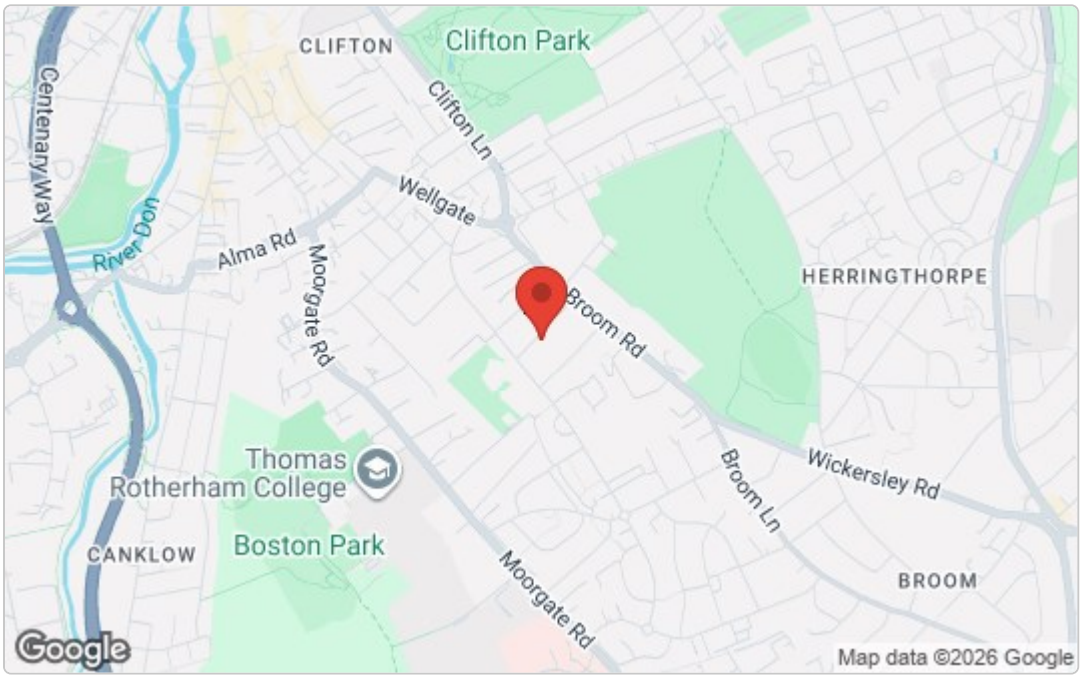
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Approximate Gross Internal Area
936 sq ft - 87 sq m

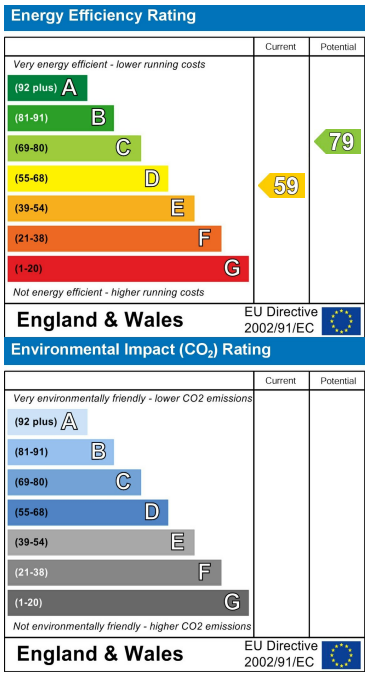


Floor plans are for identification purposes only.
All measurements are approximate.

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.

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