



17 Broom Road, Broom, Rotherham, South Yorkshire, S60 2SN

Asking Price £320,000

A rare opportunity to acquire AN EXTENDED DETACHED FAMILY HOME enjoying an elevated position whilst close to the Town Centre, Herringthorpe playing fields and nearby Schools. The property, which is offered for sale with NO UPWARD CHAIN, retains many of the original features and offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, EXTENDED KITCHEN AND GARDEN ROOM/CONSERVATORY.

The accommodation briefly comprises: Entrance Porch, inner Reception Hall, Wet Room, spacious Lounge with bow window, separate Dining Room, extended fitted Kitchen and Garden Room/Conservatory. There are three first floor Bedrooms and re-fitted Bathroom.

A driveway provides ample parking and leads to the brick Garage. To the rear is a long lawned garden.

ENTRANCE PORCH

With uPVC entrance door and window

INNER RECEPTION HALL 9'10" x 13'2" (3.02 x 4.03)



With composite entrance door and uPVC window to one side, radiator, dado borders and covered mouldings. Small under stairs cupboard.

UTILITY CUPBOARD 5'8" x 2'11" (1.73 x 0.91)

With plumbing for washing machine and uPVC window

WET ROOM 5'5" x 4'9" (1.66 x 1.46)



With Shower, W.C. and corner wash hand basin, tiled walls, heated towel rail and uPVC opaque window

LOUNGE 12'11" x 14'0" (3.94 x 4.28)



The measurement excluding the large uPVC bow window. Contemporary fireplace surround and electric fire, radiator and laminate flooring

DINING ROOM 12'11" x 12'10" (3.94 x 3.93)



Having two uPVC windows, radiator, laminate flooring and uPVC double doors leading into the Conservatory

GARDEN ROOM/CONSERVATORY EXTENSION 11'2" x 13'6" (3.41 x 4.12)



Having two double panelled radiators, 'Velux' window and uPVC double doors opening into the rear garden

EXTENDED KITCHEN 14'6" x 9'4" (4.44 x 2.85)



With an extensive range of base and wall units with contrasting work surfaces incorporating an inset ceramic sink set beneath the rear facing uPVC window with uPVC 'stable' door to one side. 'Rangemaster' 5 ring gas hob with electric hotplate and oven beneath. Integrated dishwasher. Tiled floor, double panelled radiator and 'Velux' skylight window.

FIRST FLOOR LANDING



Approached by a wide staircase with polished spindles and balustrade. The original feature arched stained glass and leaded window has been retained. Small storage cupboard

FRONT BEDROOM 12'11" x 14'1" (3.95 x 4.3)



With radiator, uPVC window, laminate flooring and fitted wardrobes with matching drawer unit

REAR BEDROOM 12'11" x 12'9" (3.95 x 3.9)



With floor-to-ceiling wardrobes running the length of one wall and drawer unit, radiator and uPVC window

FRONT BEDROOM 9'10" x 8'8" (3 x 2.65)



With fitted wardrobe, uPVC window and radiator

BATHROOM 9'10" x 9'3" (3 x 2.84)



Re-fitted to incorporate a whirlpool bath, vanity wash hand basin and close coupled W.C. Corner glass shower cubicle. Heated towel rail, extractor fan, ceiling downlighters and uPVC opaque window.

OUTSIDE

The property enjoys an elevated position with a driveway leading past the raised lawned front garden to the Garage. To the rear is a long lawned garden with

DETACHED BRICK GARAGE 20' x 8'3" (6.10m x 2.51m)

MATERIAL INFORMATION

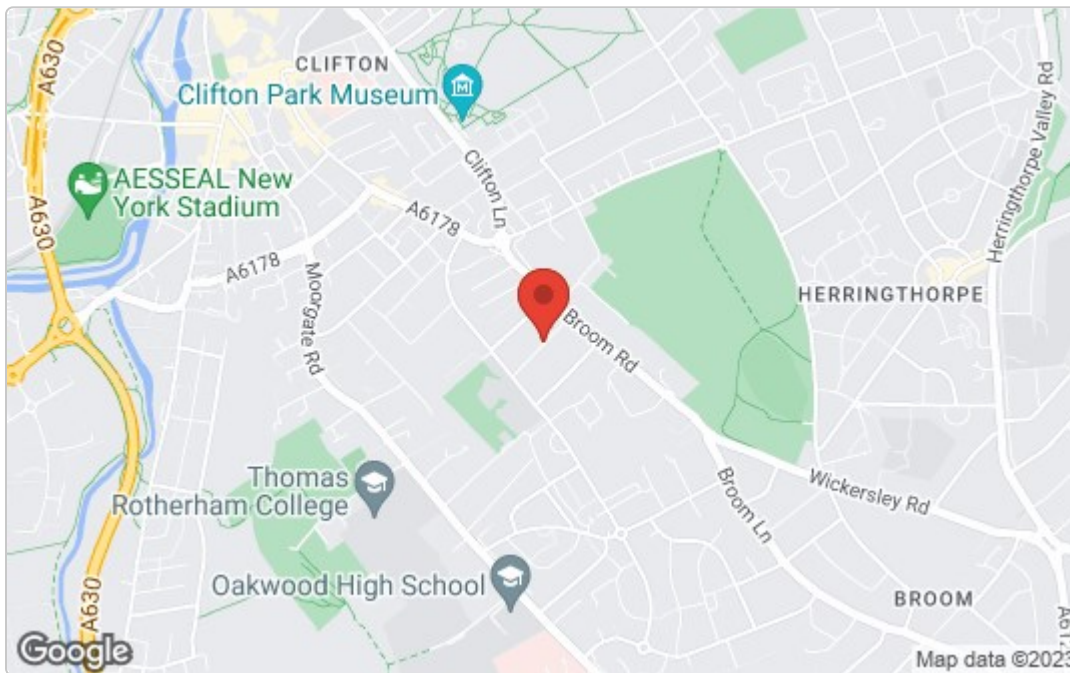
Tenure: Freehold
Council Tax Band 'C'

Floor Plan



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.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Doncaster, Barnsley, Mexborough & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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