



116 Broom Road, Rotherham, S60 2SU

Guide Price £290,000

This four-bedroom semi-detached house is offered for sale in the popular Broom area of Rotherham, providing an appealing option for families seeking convenient access to town amenities. The property includes two reception rooms, offering flexibility for both living and dining space, along with a family bathroom. A notable feature is the driveway with off-road parking, a practical benefit for households with multiple vehicles.

The house is located within easy reach of Rotherham town centre, where a range of shops, supermarkets, cafés and everyday services can be found. Families will appreciate the choice of local schools in the wider area, as well as green spaces such as Clifton Park, which offers open lawns, play areas and leisure facilities.

Public transport connections are accessible via Rotherham Central station, which provides rail services to Sheffield, Doncaster and beyond, with journey times to Sheffield typically around 15 minutes. There are also local bus routes serving the surrounding residential streets, linking to the town centre and neighbouring districts.

Overall, this four-bedroom semi-detached house for sale combines off-road parking, multiple reception rooms and a location close to town amenities, making it a practical proposition for those looking to live within reach of central Rotherham.

Entrance hall



Having a radiator.

Lounge 12'11" x 16'4" (3.96 x 4.98)



Having a front facing double glazed window , a side facing window and a radiator.

Dining Room 12'9" x 12'11" (3.91 x 3.96)



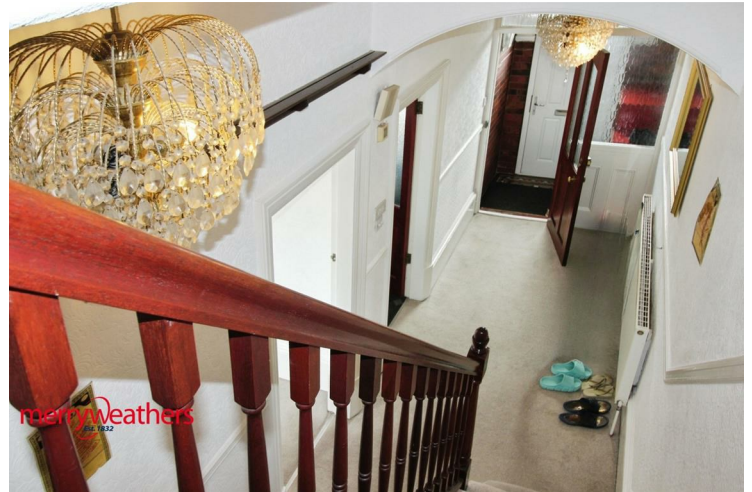
Having two rear facing windows, a radiator and a gas fire.

Kitchen 15'3" x 10'9" (4.67 x 3.30)



Fitted with a range of wall and base units with a sink unit, integrated hob and oven with matching work surfaces, having a a side facing window and double glazed door leading to the outside garden.

First Floor Landing



Having a radiator and a storage cupboard.

Bedroom One 16'0" x 12'11" (4.88 x 3.96)



Having a front facing double glazed window, a radiator and fitted wardrobes.

Bedroom Two 12'9" x 12'11" (3.91 x 3.96)



Having a double glazed window and a radiator.

Bedroom Three 10'11" x 9'1" (3.33 x 2.77)



Having a double glazed window, a radiator and storage cupboard.

Bedroom Four 5'8" x 8'11" (1.73 x 2.74)

Having a front facing window and a radiator.

Shower Room



Fitted with a corner shower cubicle, hand wash basin, low flush w.c, a window and a radiator.

Outside



To the front is a shared driveway with a lawned garden. To the rear of the property is a lawned garden with a patio area and outside storage.

Material Information

Council Tax Band D

Tenure Freehold

Property Type Semi-detached House

Construction type Brick built

Heating Type Gas central 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 :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.

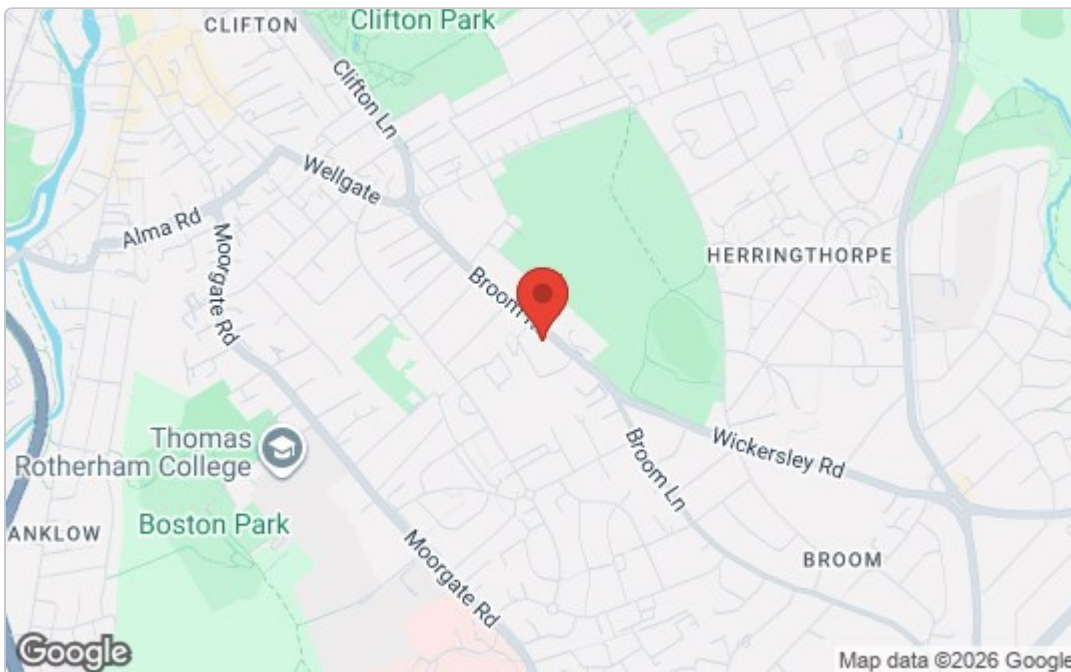
<https://www.groundstability.com/public/web/home.xhtml>

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



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.

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