



21 Vernon Road, Broom, Rotherham, S60 3NL

£240,000

SPACIOUS THREE BEDROOM SEMI LOCATED WITHIN 5 MINUTES DRIVE OF THE TOWN CENTRE. GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, TWO RECEPTION ROOMS & FITTED KITCHEN. ATTACHED BRICK GARAGE WITH AMPLE OFF-ROAD PARKING & GOOD SIZED REAR GARDEN.

The property is close to the local compliment of shops and schools and within walking distance of Herringthorpe playing fields.

ENTRANCE HALL



With uPVC door, radiator and under stairs cupboard

LOUNGE 14' 3" x 11'3" (4.27m 0.91m x 3.43m)



With front facing uPVC bay window and radiator beneath

DINING ROOM 11'3" x 10'4" (3.43m x 3.15m)



With rear facing uPVC bay window and radiator

KITCHEN/DINER 14'7" x 11'1" (4.45m x 3.38m)



Having a range of base and wall units with contrasting work surfaces, incorporating a 'Belfast' sink set beneath the rear facing uPVC bay window with half glazed door to one side. Rangemaster ovens and hob with extractor hood, integrated fridge/freezer and dishwasher.

LANDING

With side facing uPVC window and loft hatch

FRONT BEDROOM ONE 11'6" x 11'3" (3.51m x 3.43m)



With uPVC window and radiator

REAR BEDROOM TWO 10'4" x 8' (3.15m x 2.44m)



Having fitted mirror fronted wardrobes to one wall, uPVC window and radiator

FRONT BEDROOM THREE 6'9" x 5'4" (2.06m x 1.63m)

With radiator and uPVC window

BATHROOM



With white suite comprising panelled bath with shower and screen, pedestal wash basin and W.C. Ceramic tiling to the walls, heated towel rail and uPVC opaque window.

OUTSIDE



A block paved forecourt provides ample off-road parking for several vehicles with access to the Garage. To the rear is an enclosed lawned garden with flagged patio.

MATERIAL INFORMATION

Council Tax Band - C

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 - Drive and 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

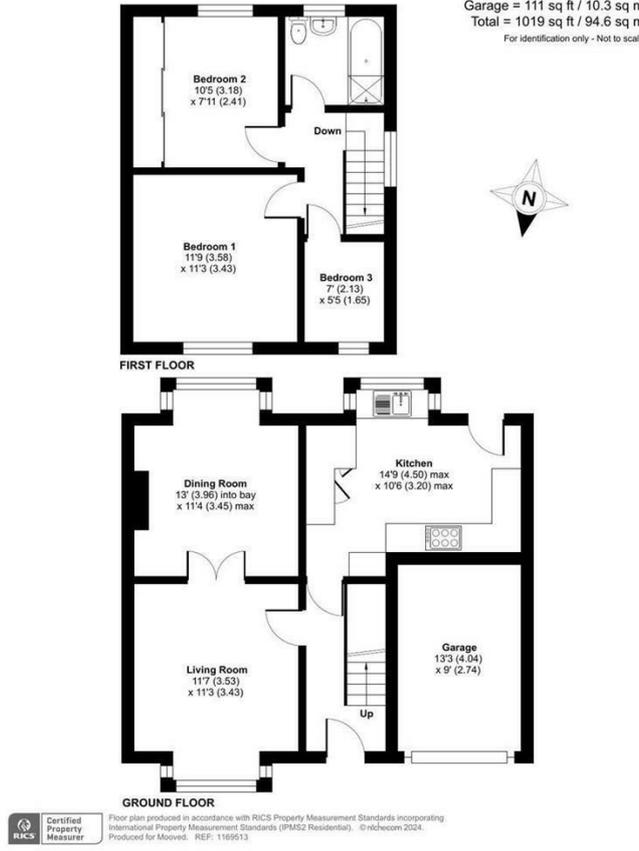
Accessibility features N/A

Coal mining area South Yorkshire is a mining area. 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>. We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

Vernon Road, Rotherham, S60

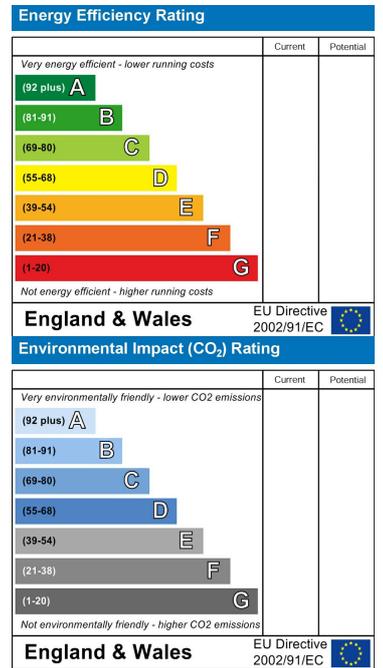
Approximate Area = 908 sq ft / 84.3 sq m
 Garage = 111 sq ft / 10.3 sq m
 Total = 1019 sq ft / 94.6 sq m
 For identification only - Not to scale



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

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