



TOTAL FLOOR AREA: 1500 sq.ft. (139.4 sq.m.) approx.

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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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



85, Broom Road, Rotherham, S60 2SW

Guide Price £330,000

85 Broom Road, Rotherham, South
Yorkshire, S60 2SW

Description
Guide Price £330,000-£350,000
SIMPLY STUNNING! ELR are pleased to be able to offer to the open market this magnificent, extended 3 bedroom detached family home which has been completely gutted & modernised throughout by our current vendors. With accommodation over 3 floors, this is a very versatile property due to the fact of the lower ground floor room. This spacious area houses utility facilities to the rear whilst the other 2 open spaces could be used for a home office, bar & entertainment area or a kids playroom & at all times having direct access onto the rear garden area.
Upon entering the property you are greeted by a very modern staircase rising to the first floor & open space ahead of the dining kitchen. This fantastic room has a spacious dining area with bi fold doors opening onto the balcony where far reaching views over Herringthorpe Playing fields are enjoyed. This is a composite deck balcony with toughened safety glass, smoked glass to the sides for privacy & clear to the front so the views can be enjoyed. To the kitchen area is a U shaped working surface incorporating an abundance of fitted units along with integrated dishwasher & fridge/freezer. There is also a large wine cooler. Not only does this property benefit from a ground floor WC, but a down stairs shower too! This is a spacious shower room which has been built into the side extension. To conclude the ground floor accommodation is the front bow windowed living room.
To the 1st floor are 3 bedrooms, the Principal bedroom with a lovely attractive 3 piece en suite shower room & to bedrooms 2 & 3 are fitted wardrobes. The house bathroom enjoys a further attractive 4 piece white coloured suite.
The property is initially accessed via the new composite sliding gate which in turn leads to a spacious driveway for several vehicles. To the rear is a triangular shaped garden area.
This fantastic family home is within a mile from the town centres shops & amenities & on a bus service route into town along with The Brecks & Wickersley respectively. To the rear of the property is the vast open spaces of Herringthorpe Playing fields.
All in all a tremendous family home which warrants an early internal inspection to be truly appreciated.

- A gorgeous modernised 3 bedroom extended detached family home
- Ground floor shower room inc. WC
- En suite facilities to the main bedroom
- No upward chain
- FREEHOLD / TAX BAND D
- Far reaching panaramic views to rear over Herringthorpe playing fields
- Stunning modern kitchen with integrated appliances
- Lower Ground floor room with access onto rear
- Gated access to spacious driveway
- Early Internal viewing highly recommended

