



19 Broom Terrace, Rotherham, S60 2TF

£230,000

Benefitting from a two storey side extension, this spacious four bedroom semi detached house offers versatile accommodation for the growing family, situated within walking distance of the Town Centre and Herringthorpe playing fields. The accommodation briefly comprises: side entrance Lobby, bay windowed Lounge, Separate Dining Room with Cellar off, Kitchen. Leading off the Landing are four Bedrooms and family Bathroom with shower cubicle.

There are low-maintenance gardens with driveway and Carport.

SIDE ENTRANCE LOBBY

LOUNGE 12'10" x 11'7" (3.92 x 3.55)

The measurement excluding the front facing bay window, feature fireplace surround and radiator

DINING ROOM 12'11" x 10'9" (3.95 x 3.3)



With radiator, side facing window and glazed doors opening onto the raised decked patio

CELLAR

KITCHEN 6'9" x 9'5" (2.08 x 2.88)



Having a range of fitted base and wall units with inset stainless steel sink set beneath the side facing window. Recess for gas cooker with high level extractor hood. Wall-mounted gas boiler, space and plumbing for washing machine

LANDING

FRONT BEDROOM EXTENSION 9'8" x 14'5" (2.96 x 4.41)



With window and two radiators and built-in wardrobes

FRONT BEDROOM 12'11" x 8'5" (3.96 x 2.58)



with radiator below the window

REAR BEDROOM 9'3" x 10'10" (2.84 x 3.32)



With radiator and window

REAR BEDROOM 9'8" x 8'7" (2.96 x 2.63)



With radiator and window

BATHROOM 6'9" x 9'4" (2.08 x 2.87)



With white suite comprising a panelled bath, wash basin, W.C. and shower cubicle. Radiator, airing cupboard and opaque glazed window.

OUTSIDE



A block paved driveway provides off-road parking with double gates leading through to the enclosed paved low-maintenance rear garden.

MATERIAL INFORMATION

Council Tax Band - A

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 and Carport

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

19, Broom Terrace, Rotherham. S60 2TF

Approximate Gross Internal Area
 Main House = 1221 sq ft - 113.4 sq m
 Workshop/Store = 73 sq ft - 6.8 sq m
 Total = 1294 sq ft - 120.2 sq m



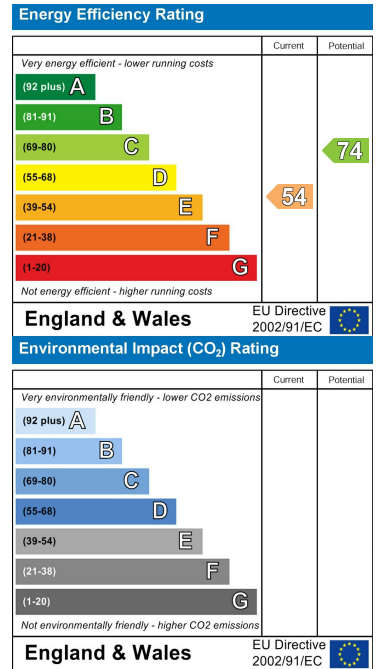
CELLAR Floor area 9.9 sq.m. (107 sq.ft.) approx
GROUND FLOOR Floor area 39.6 sq.m. (426 sq.ft.) approx
FIRST FLOOR Floor area 63.9 sq.m. (688 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys orders@asbuiltenergysurveys.co.uk

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.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

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

Offices also at: **Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
 Registered in England and Wales No. 6679044

