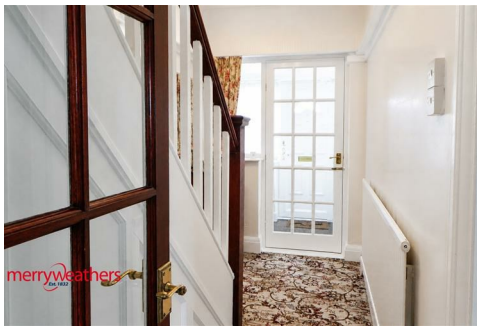
merryweathers
Est. 1832









42 Broom Avenue, Rotherham, S60 3NQ

£250,000

A viewing is recommended to appreciate the size of this three double bedroomed semi detached property in a desirable area of Rotherham. With lounge, dining room, kitchen with integrated applicances, first floor, three double bedrooms, bathroom and driveway leading to large intergral garage. Front and rear gardens. OFFERED WITH NO VENDOR CHAIN.

The property is extremely convenient for access to the Rotherham Hospital, Rotherham, town centre, Sheffield, Meadowhall, motorway and transport networks, Schools and local amenities.

Entrance Porch

UPVC double glazed door opens to entrance porch, with UPVC double glazed front window and glassed door opens to hallway

Hallway



With stairs rising to first floor, UPVC double glazed window and glassed doors leading to lounge and sitting room

Lounge



With front UPVC double glazed boxed window, gas central heating radiator. Focal point fireplace with fire and fire surround.

Sitting Room



With two rear UPVC double glazed window, gas central heating radiator, focal point fireplace with fire and fire surround. Door opens to kitchen.

Kitchen





Fitted with wall and base units housing integrated cooker, hob, extractor fan, fridge, freezer and sink unit. Partially tiled. Rear UPVC window and gas central heating radiator. Understairs pantry offering ample storage. Side door open to side lobby.

Side Lobby

Door opens to garage and rear UPVC door opens to rear garden.

First Floor

Stairs rise to first floor landing with UPVC window, gas central heating radiator and loft access. Doors open to three bedrooms and bathroom.

Bedroom One



Front UPVC double glazed box window, fitted wardrobes and gas central heating radiator.

Bedroom Two.





Front UPVC window, fitted wardrobes and gas central heating radiator. Electric wall heater added to the room.

Bedroom Three



Rear UPVC window, fitted wardrobes and gas central heating radiator.

Bathroom



Fully tiled with White suite comprising of large shower cubicle with screening, vanity unit housing low flush W.C. and wash basin. Tiled flooring and spotlights to ceiling. Heated towel rail and rear UPVC window.

Garage

Integral garage with up and over doors. Power and lighting with rear door leading to side lobby.

Outside







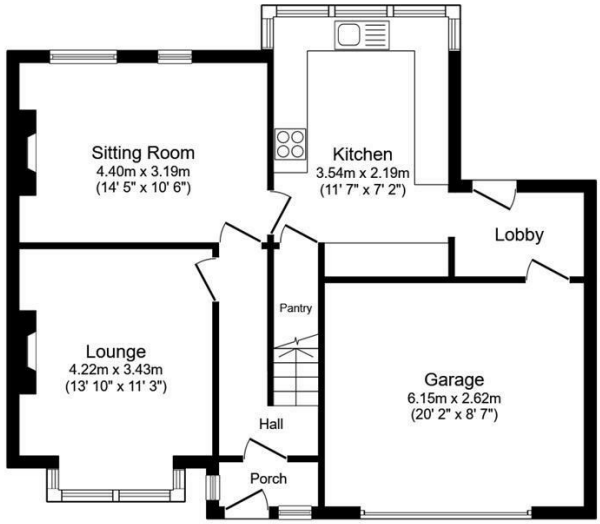
Front aspect with well maintained lawned garden with fencing, shrubs and hedging. Steps leading to front door. Front driveway leads to garage. Side path with gated access to rear garden. Large Rear enclosed garden mainly laid to lawn with patio area and pathway. Fencing, trees and shrubs.

Material Information

Council Tax Band C
Tenure FREEHOLD
Property Type : THREE BEDROOMED SEMI DETACHED
Construction type Brick built
Heating Type GAS CENTRAL HEATING
Water Supply Mains water supply
Sewage Mains drainage
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 & 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
https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.
AGENT NOTES: To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan





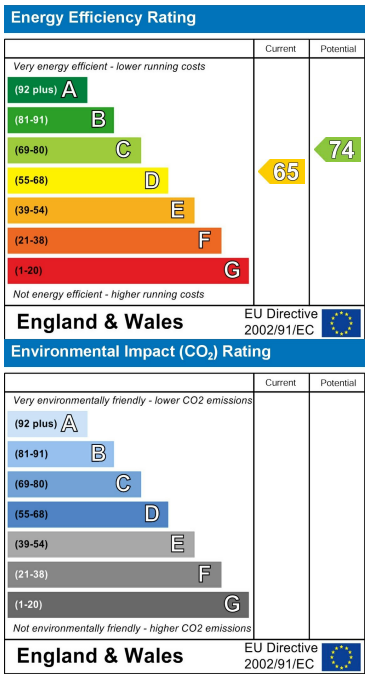
Total floor area: 125.8 sq.m. (1,354 sq.ft.)

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



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

www.merryweathers.co.uk

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

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

Offices also at: Barnsley & Mexborough

Registered Office:16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

naea | propertymark PROTECTED

The Property Ombudsman

mw Est. 1832