



**Beaconsfield Road, Broom Rotherham S60 3HB**

**welcome to**

**Beaconsfield Road, Broom Rotherham**

£210,000-£220,000 - DON'T SETTLE FOR LESS - Offering generous sized accommodation throughout this two bedroom semi detached is not to be missed. Boasting modern decor throughout with off road parking & beautiful gardens...ARRANGE YOUR VIEWING!!!



### **Entrance Hall**

A bright & welcoming entrance providing access to the lounge & kitchen having a front facing double glazed door, radiator & a built in storage cupboard

### **Lounge**

An inviting reception room with a large front-facing double glazed window allowing plenty of natural light, complemented by a contemporary feature electric fireplace and vertical radiator creating a warm and relaxing space.

### **Kitchen / Diner**

A stunning contemporary kitchen/diner forming the heart of the home, designed with both family living and entertaining in mind. Featuring a large central island with integrated hob, extractor above, dishwasher and washing machine. Integrated appliances including Oven and Combination oven, fridge/freezer, recessed TV space, extensive fitted storage cupboards and vertical radiator, spotlights to the ceiling with French doors opening directly onto the rear patio and garden, creating an excellent indoor-outdoor living space. Having a side facing door leading into the rear hall & utility.

### **Rear Hall**

Having front & rear double glazed doors providing access to & from the rear garden, storage cupboard and spotlights to ceiling, allowing access to;

### **Utility**

With light, power and double glazed window

### **Landing**

Having a front facing double glazed window, two built in storage cupboards providing additional storage space & accommodating the combination boiler, spotlights to the ceiling & access to the loft via hatch.

### **Bedroom One**

A spacious principal bedroom featuring extensive fitted wardrobes, additional built-in storage and

modern décor, having a front facing double glazed window, radiator and spotlights to the ceiling.

### **Bedroom Two**

Having two rear facing double glazed windows, radiator & built in storage cupboard and tastefully decorated in a modern style.

### **Shower Room**

Fitted with a shower cubicle with concealed Triple Shower Valves, adjustable and waterfall shower, fitted vanity unit with storage, hand wash basin & a WC. Having a rear facing double glazed window, heated towel rail and recessed spotlights.

### **Outside**

To the front of the property is a block paved driveway providing ample off road parking and a well maintained lawn garden surrounded by mature trees & shrubs.

To the Rear, a generous, private and enclosed rear garden, ideal for families and outdoor entertaining, featuring a large lawn, Indian stone patio, mature trees and planting providing excellent privacy, together with outdoor power sockets, external tap, garden shed and a dedicated bin stores.



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## Beaconsfield Road, Broom Rotherham

- Two bedroom semi detached property
- Well presented & spacious accommodation throughout
- Well placed to amenities/transport links/school catchments
- Driveway providing off road parking
- Delightful front & rear gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£210.000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117370 - 0004

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