

FOR SALE



Lisle Road, Broom
Offers In Excess Of £200,000


MARTIN & CO



Lisle Road, Broom

3 Bedrooms, 1 Bathroom

Offers In Excess Of £200,000

- GREAT CONDITION THROUGHOUT
- POTENTIAL FOR A LARGE GARAGE
- QUIET LOCATION
- ACCESS TO MAJOR TRANSPORT LINKS
- ALL AMENITIES CLOSE BY

This unique property is situated on an extremely quiet and private side road, alongside other also well presented properties within a very sought after residential area. Within close proximity are major transport links and easy routes to the Town centre, all amenities, parks and also Rotherham General Hospital. The property itself has been recently renovated and is ready and waiting for you to move straight in. If quiet living with little to no property maintenance is essential for you then this property is certainly worth viewing, CALL NOW to register your interest.

ENTRANCE HALL Stepping into this characterful property you are initially greeted by an entrance porch which provides the perfect place to remove any outside clothing. Beyond this the property then opens into a spacious entrance hall, neutrally decorated and laid with carpet. From here the stairs rise to the first floor and you also have access to all ground floor rooms.



KITCHEN/DINER Offering stunning and contemporary design throughout with a range of crème wall and base units accompanied with wooden work surfaces and tiles splash backs. In addition to this spacious kitchen/diner includes a number of integrated appliances inclusive of, double oven, induction hob and hidden extractor fan, large fridge/freezer and inset stainless steel sink/drainers looking over the garden to the rear, plumbing for a washing machine, space for a dryer.

Tiled effect flooring throughout being the perfect addition to this modern room, uPVC window, central heating radiator and space for a dining table also.

LIVING ROOM/DINING ROOM With a double aspect view either side of the property, this really allows the room to be filled with an abundance of natural light. Neutrally decorated throughout with space for a full sized suite and dining table. In addition to this, stands a feature electric fire place. Carpeted throughout with uPVC double glazed windows to the front, sliding doors to the rear and a central heating radiator.

BEDROOM THREE/ SECOND RECEPTION ROOM With ground floor living and currently used as a dining room, could quite easily be converted into a spacious third and double bedroom. Neutrally decorated, carpeted throughout with uPVC double glazing.



DOWNSTAIRS SHOWER ROOM Brand new, contemporary shower room is perfect addition to the property.

Tiled from floor to ceiling with a clean and crisp feel throughout, comprising of a white suite inclusive of a walk in power shower, low flush WC, porcelain hand basin with vanity cupboard below, uPVC obscure double glazed window and wall mounted heated chrome towel rail.

BEDROOM ONE Neutrally decorated throughout double bedroom, complete with eves storage, brand new carpets, uPVC double glazing and central heating radiator.

BEDROOM TWO Another great sized double bedroom situated adjacent from the master, following on with the same neutral décor, new carpets, uPVC double glazing, eves storage and central heating radiator.

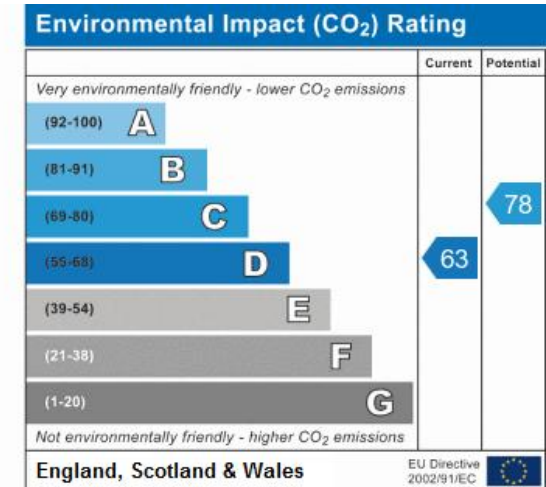
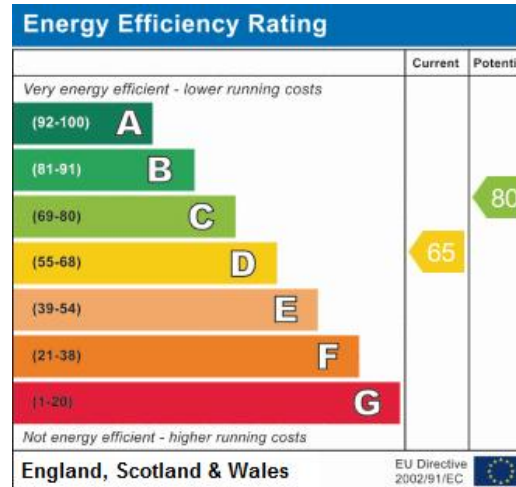
BATHROOM Recently fitted bathroom comprising of a stylish white suite, inclusive of floor to ceiling tiles, uPVC double glazed obscure window .

The white suite comprises of a full sized bath/power shower, vanity unit with inset porcelain hand basin and low flush WC.

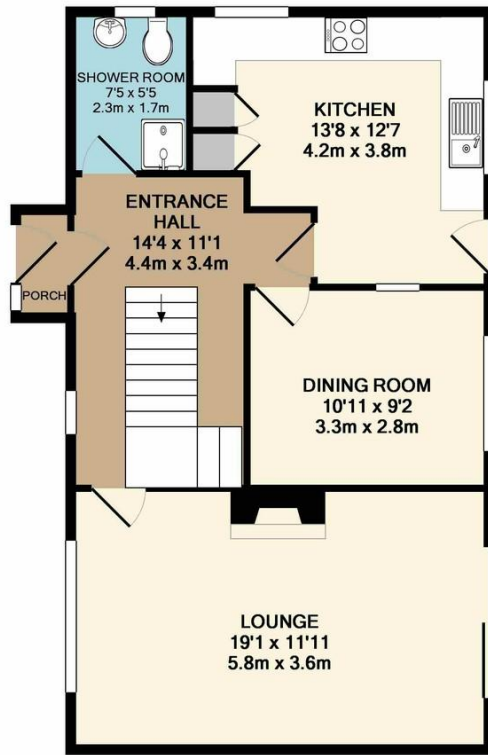
EXTERNALLY To the front of the Bungalow boasts two fantastic sized lawn areas with a block paved driveway giving the property vast amounts of curb appeal.

To the rear offers a recently landscaped garden with various areas of block paving and pebbled areas giving it a low maintenance feel.

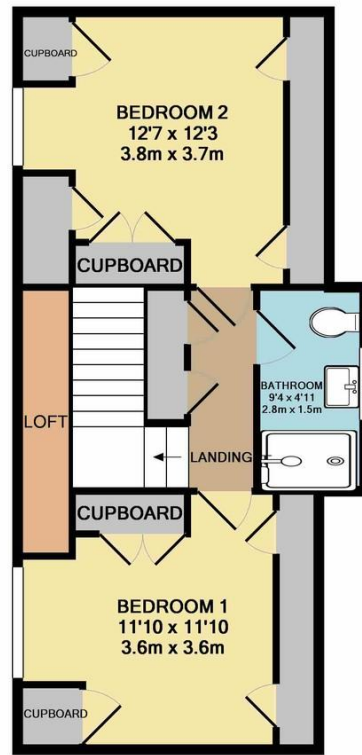
In addition to this stands a brick outhouse with full electric and recently fitted consumer unit.







GROUND FLOOR
APPROX. FLOOR
AREA 656 SQ.FT.
(61.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1146 SQ.FT. (106.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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