

ON HOLD



Brunswick Road, Broom Valley
Offers Over £195,000


MARTIN & CO

Brunswick Road, Broom Valley

3 Bedrooms, 1 Bathroom

Offers Over £195,000



- Semi detached
- Three bedrooms
- Off road parking
- Landscaped gardens
- Utility room

Located in the highly sought-after area of Brunswick Road, this spacious three-bedroom semi-detached family home offers comfort and convenience in equal measure. Ideal for a range of buyers, the property benefits from excellent transport links, close proximity to Rotherham Hospital, well-regarded local schools, and a variety of nearby amenities.

Upon entering the property, you are greeted by a generously sized entrance hall with stairs leading to the first floor. The lounge/dining room is bright and inviting, featuring a bay window that fills the space with natural light, a stylish feature fireplace with a living flame gas fire and patio doors that open directly onto the rear garden, perfect for family gatherings and entertaining. The well-equipped kitchen boasts a range of fitted wall and base units, including an integrated oven, hob, extractor fan, fridge, and dishwasher, offering ample storage and functionality. Adjacent to the kitchen is a handy side porch with a downstairs W.C. and a separate utility room, adding further practicality to the home.



Upstairs, the first-floor landing leads to three well-proportioned bedrooms, including a master bedroom with fitted wardrobes providing excellent storage. The family bathroom is modern and features a white three-

piece suite.

Externally, the property continues to impress. To the front, a block-paved driveway offers off-road parking with matching steps leading to the front entrance, complemented by a well-maintained landscaped garden. The rear garden is beautifully presented, boasting a block-paved patio area, a manicured lawn bordered by mature shrubs, a pebbled section, a separate seating area, and a garden shed, creating a private and peaceful outdoor space.

With its desirable location, ample living space, and beautifully landscaped gardens, 60 Brunswick Road presents an excellent opportunity for families and professionals alike.

ENTRANCE HALL. With a staircase rising to the first floor landing, door to the kitchen and front facing entrance door.

LOUNGE / DINING ROOM. A superb size room that has coving to the ceiling and feature fire place housing the living flame gas fire. The lounge area has a front facing bay window and dining area has patio doors that open onto the rear garden.

KITCHEN. Having a range of fitted wall and base units, wall units include extractor hood and open end shelf unit. Base units are set beneath contrasting worktops which include a single bowl sink, there is a hob, double oven, integrated fridge, integrated dishwasher, concealed pull out breakfast bar, tiled splash backs, tiled floor, side facing entrance door and rear facing window.

SIDE PORCH. With front and rear facing entrance doors and access to the downstairs w.c and utility room.

W.C. With a low flush w.c, tiled walls and front facing window.



UTILITY ROOM. With wall and base units in cream, plumbing for washing machine, space for tumble dryer, space for fridge freezer, tiled floor and rear facing window.

LANDING. With side facing window, access to the loft, airing cupboard housing the central heating boiler.

BEDROOM ONE. A double size room with coving to the ceiling, fitted wardrobes to one wall and front facing window.

BEDROOM TWO. A double size room with coving to the ceiling, store cupboard and rear facing window.

BEDROOM THREE. A good size single room with coving to the ceiling and front facing window.

BATHROOM. With a white three piece suite which comprises of a vanity wash hand basin, low flush w.c., bath with shower over, tiled walls, tiled floor and rear

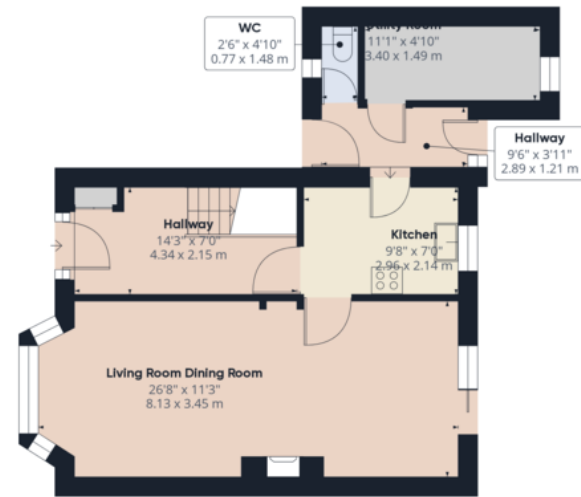
facing window.

OUTSIDE. To the front is block paved off road parking with matching steps to the front door and porch door. Garden area. To the rear is a beautiful landscaped garden with block paved patio, lush lawn with mature borders, seating area, pebbled areas and shed.

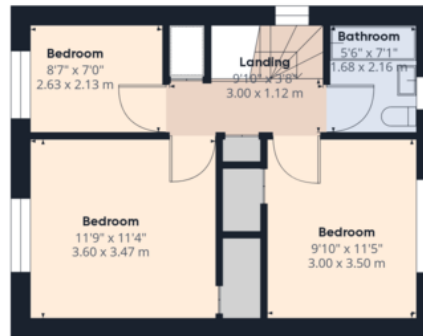


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
980.61 ft²
91.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



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