

FOR SALE



The Green, Broom Valley
Offers In Excess Of £220,000


MARTIN&CO



The Green, Broom Valley

4 Bedrooms, 2 Bathroom

Offers In Excess Of £220,000

- Parking for two cars
- Four bedrooms
- Low-maintenance rear garden
- Modern kitchen and bathroom
- Downstairs WC

Perfectly positioned on a quiet cul-de-sac in the sought-after Broom Valley area of Rotherham, 49 The Green offers a practical and well-maintained living space that's ideal for both growing families and those looking to take their first step onto the property ladder. With off-road parking for two vehicles to the front and a low-maintenance garden at the rear, this is a home that combines convenience with comfort.

ENTRANCE HALL Welcoming entrance that sets the scene for this home, with front facing double glazed door, radiator and a built in storage cupboard.

SHOWER ROOM Very handy space with shower cubicle, hand wash basin and W/C. With front facing double glazed window and a radiator.

LOUNGE Bright airy space with front facing double glazed window and radiator.

DINING ROOM Ideal for family get togethers with rear facing double glazed window and radiator.

KITCHEN Great sized kitchen with fitted wall and base units with integrated hob, oven, extractor fan and boiler with worktops housing the stainless steel sink & drainer. With space for a fridge/freezer and



washing machine, having a rear facing double glazed window, door and radiator.

LANDING With built in storage cupboard and radiator.

BEDROOM ONE Very pleasant space to rest and recuperate, having a front facing double glazed window and radiator.

BEDROOM TWO Great sized second bedroom with rear facing double glazed window and radiator.

BEDROOM THREE Great sized bedroom with plenty of space for a double bed and storage galore. With rear facing double glazed window and radiator.

BATHROOM FOUR Another good sized room that can easily accommodate a double bed and storage. This room also has a built in storage cupboard. With front

facing double glazed window and radiator

BATHROOM With fitted bath with shower over, hand wash basin, WC. and radiator.

OUTSIDE To the rear, the property opens onto a secure, low-maintenance garden that works well for busy households who want usable outdoor space without high upkeep. Artificial grass gives a tidy, all-season lawn feel, while a paved patio area provides space for outdoor dining or relaxing in the warmer months. A garden shed adds valuable storage for tools, bikes or garden furniture.

In terms of location, The Green benefits from excellent access to local amenities. Just a short walk or drive away are several supermarkets, including Tesco Extra at Rotherham and an Aldi nearby for everyday essentials. For families, there are a number of well-regarded schools in the area, such as Sitwell Junior School and Oakwood High School, both of which are



within easy reach.

Commuters are also well served, with quick access to the A630 and A631, which link easily to the M1 and M18 motorways. Rotherham Central train station is around ten minutes away by car, offering direct services to Sheffield, Leeds and beyond - ideal for those travelling into the city for work. There are also regular bus services running along Broom Lane and Wickersley Road.

Green spaces and parks are nearby for those who enjoy the outdoors, with Clifton Park offering family-friendly attractions, a museum and wide open areas for walks and weekend outings. The surrounding neighbourhood is predominantly residential and enjoys a peaceful atmosphere, making it a comfortable setting for day-to-day living.

Altogether, The Green is a practical and well-positioned property with plenty of space inside and out. Its combination of good-sized rooms, off-road parking, and access to schools, shops and travel links makes it

a strong choice for buyers looking in the Rotherham area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		

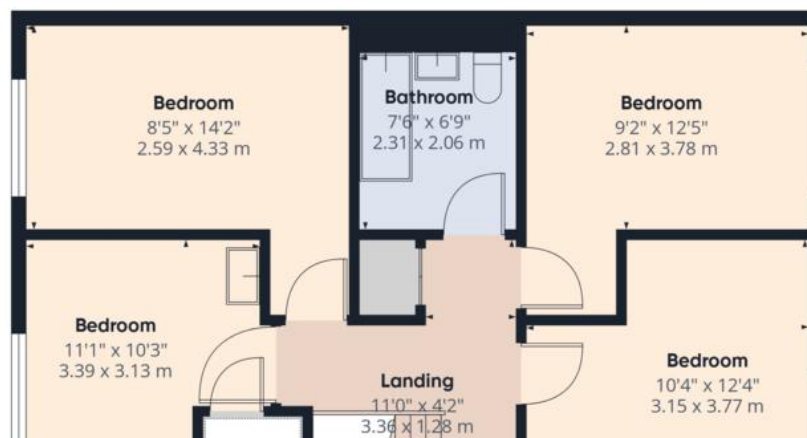


play with
FAIRIES
ride a
UNICORN
swim with
MERMAIDS
chase
RAINBOWS





Ground Floor



Approximate total area⁽¹⁾
1280 ft²
118.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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