



18 Boswell Street, Broom, Rotherham, South Yorkshire, S65 2ED

**Asking Price £240,000**

This ideal home offers spacious accommodation throughout and would be perfect for a family purchase.

This four bedroom bedroom semi detached home, plus a further attic room is offered for sale in this popular location within close proximity to Rotherham Town Centre. The property has the benefit of two reception rooms and an enclosed garden area to rear.



## Entrance Hall

Property is accessed via a double glazed door.

## Lounge 15'3" x 12'2" (4.67 x 3.72)



Having a double glazed window and a radiator.

## Dining Room 12'11" x 12'11" (3.96 x 3.96)



Having a double glazed window, a radiator and a real flame gas fire.

## Kitchen 14'7" x 9'4" (4.45 x 2.85)



Having a range of wall and base units with matching work surfaces, gas hob and electric oven, single sink unit, space for washing machine, two double glazed windows, a radiator and a door leading to the rear garden.

## First Floor Landing

### Bedroom One 12'7" x 10'0" (3.86 x 3.06)



Having a double glazed window and a radiator.

### Bedroom Two 12'7" x 12'4" (3.86 x 3.76)



Having a double glazed window and a radiator.

### Bedroom Three 7'3" x 9'6" (2.23 x 2.92)



Having a double glazed window and a radiator.



### **Bedroom Four 13'3" x 8'10" (4.05 x 2.71)**

Property Tenure : Freehold  
Council Tax Band: B.



Having a double glazed window and a radiator.

### **Bathroom**



Having a panelled bath, low flush w.c, hand wash basin, tiled flooring and a double glazed window.

### **Second Floor Landing**

#### **Attic Bedroom**

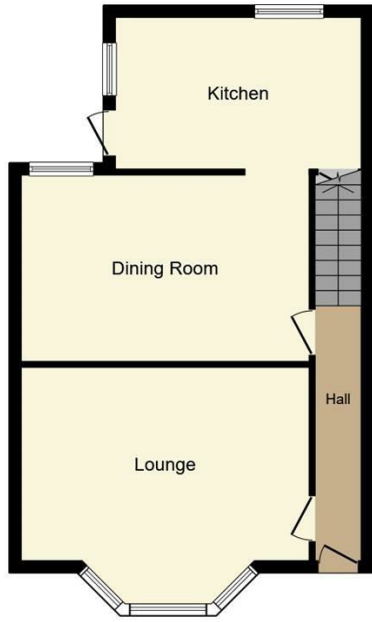


### **Outside**

Having an enclosed garden to rear.

### **Material Information**

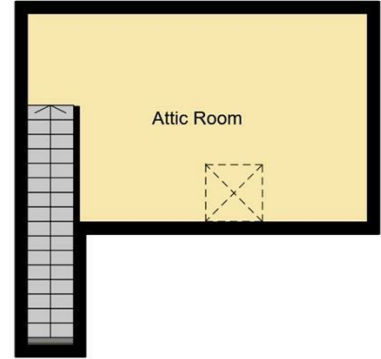
# Floor Plan



**Ground Floor**



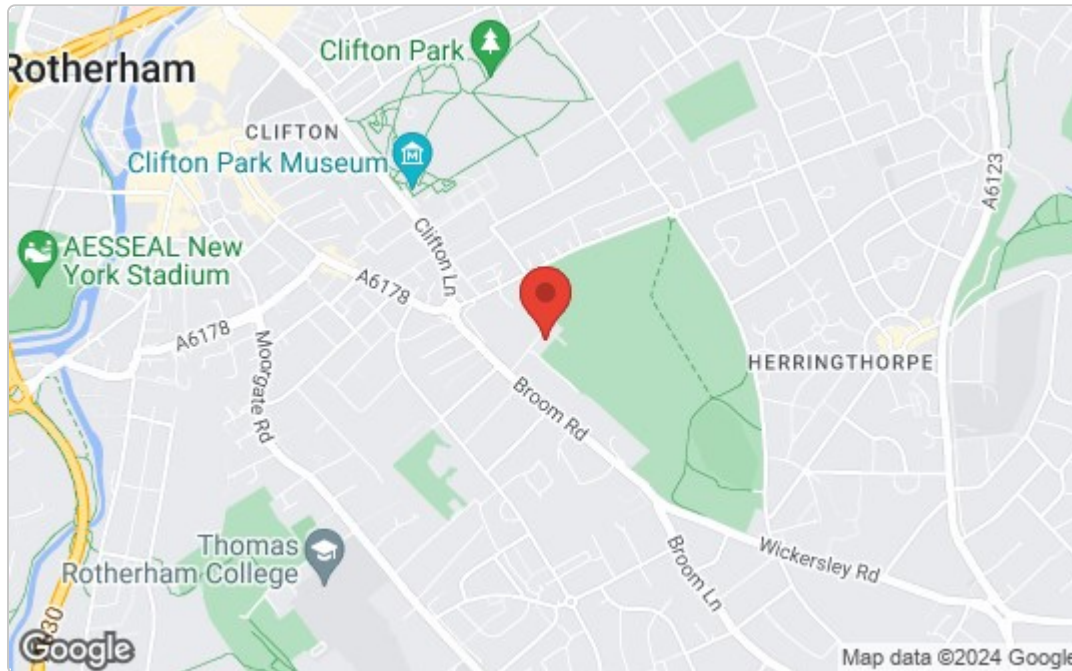
**First Floor**



**Attic**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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