



Limetree Crescent

Rawmarsh, Rotherham, S62 5LB

Guide Price £130,000 - £140,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- EXTRA INTERNAL WALLS INSTALLATION
- AIR SOURCE HEAT PUMP ALLOWING REALLY LOW RUNNING COSTS
- GOOD COMMUTE LOCATION
- EPC RATING: B
- REFURBISHED
- 7KW SOLAR PANEL SYSTEM - AT LEAST 4600kWh OF GENERATION ANNUALLY
- GENEROUS DIMENSIONS THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: A

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Welcome to this beautifully refurbished three-bedroom semi-detached home on Limetree Crescent in the popular village of Rawmarsh, Rotherham. Designed for modern, energy-efficient living, this property boasts an air source heat pump, 7kW of solar panels on both the front and back, and internally insulated walls—making it a super-efficient home with exceptionally low running costs.

Step inside to discover a stylish, contemporary interior with modern fixtures and fittings throughout. Generous living spaces provide plenty of room for relaxing or entertaining, while the enclosed, low-maintenance gardens offer the perfect outdoor retreat without the hassle of upkeep.

Conveniently located close to local amenities, including shops, schools, and transport links, this home combines sustainability with everyday practicality.

Don't miss this opportunity to own an eco-friendly, cost-efficient home in Rawmarsh. Book a viewing today and see how much you could save on energy bills while enjoying modern comfort!

ENTRANCE HALL

Via a new uPVC front entrance door this opens to the roomy entrance hall, newly decorated with laminate flooring and wall mounted radiator. Stairs rising to first floor and doors leading to the lounge and kitchen/diner.

LOUNGE

12'6" x 12'9" (3.81m x 3.89m)

Step inside the light and airy living space, freshly decorated with newly laid laminate flooring, ready for you to add your stamp. Having large uPVC window to the front filling this room with natural light, wall mounted radiator and aerial point to finish.

KITCHEN DINING ROOM

18'7" x 10'2" (5.66m x 3.10m)

The real hub of the home is the stylish kitchen/diner, newly fitted in white the kitchen has an array of wall and base units providing storage, complimentary work surface over, brand new integrated electric oven and with four ring electric hob with extractor fan over, stainless steel sink, drainer and mixer tap over and space and plumbing for washing machine. Freshly painted with laminate flooring, wall mounted radiator, and uPVC windows to the rear and side of the property. Understairs storage cupboard located in the corner housing the boiler and door to the conservatory.

LANDING

Roomy landing having carpet flooring with storage cupboard to the side providing storage space. UPVC window to the side elevation and all doors then lead to all three bedrooms and family bathroom.

BEDROOM ONE

11'07" x 12'8" narrowing to 10'2" (3.53m x 3.86m narrowing to 3.10m)

Generously sized master bedroom with built in cupboard providing that extra storage we all crave, newly decorated and carpeted in neutral tones, wall mounted radiator and uPVC window to the front finishes this room.

BEDROOM TWO

9'3" x 12'8" narrowing to 11'09" (2.82m x 3.86m narrowing to 3.58m)

Another good sized bedroom, newly decorated and carpeted, having wall mounted radiator with uPVC window overlooking the rear garden. Further storage cupboard located to the side.

BEDROOM THREE

8'02" x 7'7" (2.49m x 2.31m)

Roomy third bedroom or great home office, this room is freshly decorated in neutral tones with wall mounted radiator, carpet flooring and uPVC window to the front.

BATHROOM

7'3" x 5'4" (2.21m x 1.63m)

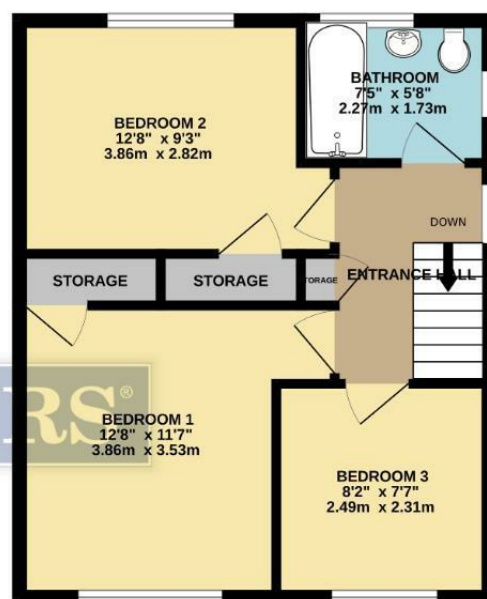
The beautifully presented and newly fitted bathroom is the perfect spot to relax and unwind, comprising of low flush WC, wash hand basin and panelled bath with shower and glass screen, uPVC panelling to walls with vinyl flooring, heated towel rail and two frosted uPVC windows to the rear and side elevation.

EXTERIOR

The magnificent grounds of this family home make a great impression on any guest. To the rear is a large enclosed garden area. Separated into two different levels with beautiful lawned garden area surrounded by plants and shrubs and large slabbed patio area located at the top creating the perfect place to sit and unwind in the summer months.

The front of the property has great kerb appeal. Having on street parking with a low maintenance slabbed area with path leading to the front entrance door.

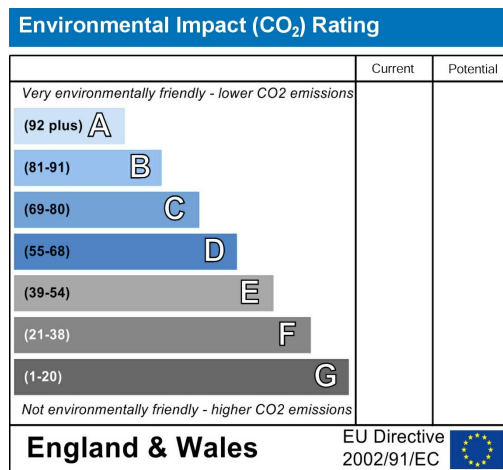
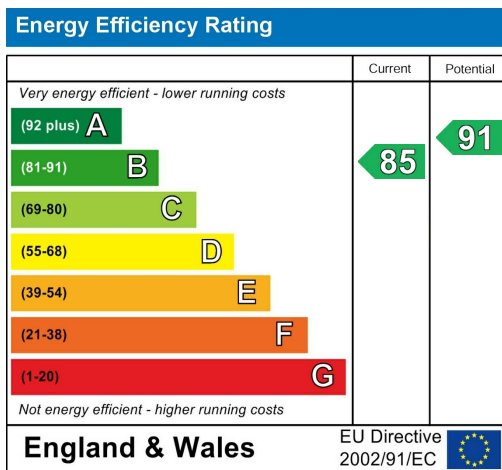
Floorplan







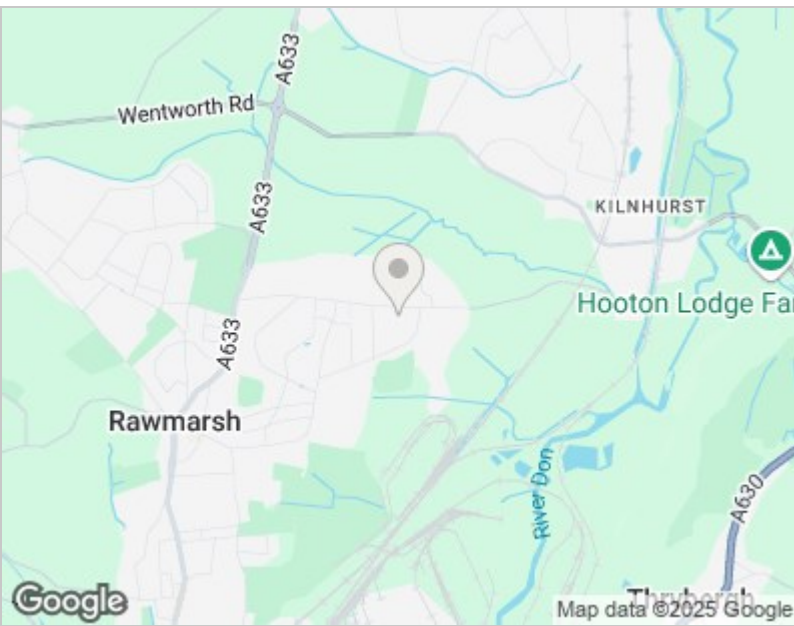
Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN
Tel: 01709 894440 Email: dearnevalley@hunters.com
<https://www.hunters.com>

