

## Limetree Crescent, Rawmarsh Rotherham S62 5LB



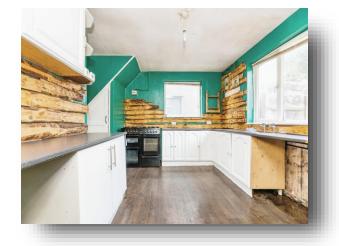
## welcome to

### Limetree Crescent, Rawmarsh Rotherham

MAKE THIS YOUR DREAM HOME - Situated in this popular location, well placed for amenities, TRANSPORT LINKS & SCHOOLS, this THREE bed semi detached makes the ideal family home. Boasting spacious accommodation throughout...CALL NOW TO VIEW!!!













#### **Entrance Hall**

Having a front facing double glazed door, a central heating radiator and the stairs leading to the landing.

#### Lounge

12' 7" x 11' 4" plus recess (  $3.84m \times 3.45m$  plus recess ) Having a front facing double glazed window and a central heating radiator.

#### Kitchen

12' 8" to maximum point x 10' 1" plus door recess ( 3.86m to maximum point x 3.07m plus door recess ) Fitted with wall and base units with worktops housing the sink & drainer. There is space and plumbing for a cooker, a fridge/freezer and a washing machine. Having a side and rear facing double glazed window and useful under stairs storage cupboard.

#### Utility

10' 2" x 5' 10" ( 3.10m x 1.78m ) Having a rear facing double glazed door and a central heating radiator.

#### Landing

Having a side facing double glazed window, an airing cupboard and providing access to the loft.

#### **Bedroom One**

12' 11" to maximum point x 9' 9" to maximum point ( 3.94m to maximum point x 2.97m to maximum point ) Having a rear facing double glazed window, a central heating radiator and built in storage.

#### **Bedroom Two**

11' 3" to maximum point x 10' 4" plus door recess ( 3.43m to maximum point x 3.15m plus door recess ) Having a front facing double glazed window, a central heating radiator and built in storage.

#### **Bedroom Three**

8' 3" x 8' 2" ( 2.51m x 2.49m ) Having a front facing double glazed window and a central heating radiator.

#### Bathroom

Fitted with a bath with an electric shower, a wash hand basin and a W.C. Having a side & rear facing obscured window and a central heating radiator.

#### Outside

To the front is a lawned garden.

To the rear is a patio with an outhouse/summer house.





### welcome to

## Limetree Crescent, Rawmarsh Rotherham

- Three bedroom semi detached property
- Spacious accommodation throughout
- Close to local amenities & transport links
- Ideal FTB/family purchase
- Rear patio & summerhouse

Tenure: Freehold EPC Rating: E

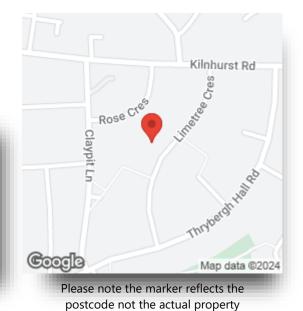
offers in excess of

£100,000









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