



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 x 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.



view this property online williamhbrown.co.uk/Property/RTF113782



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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF113782](https://www.williamhbrown.co.uk/Property/RTF113782)



Property Ref:
RTF113782 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)