



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 and schools, this semi-detached family home is offered boasting modern accommodation throughout ready for you to move straight into! CALL NOW!



Entrance Porch

Having a front facing double glazed window and a side facing double glazed window and door.

Entrance Hall

Having a front facing double glazed door and a radiator.

Downstairs Wc

Fitted with a WC and an extractor fan.

Lounge

13' 2" to max point x 12' 5" into recess (4.01m to max point x 3.78m into recess)
Having a front facing double glazed window and a radiator.

Kitchen / Diner

13' 10" into recess x 18' 11" into recess (4.22m into recess x 5.77m into recess)
Fitted with wall and base units housing the integrated hob, oven, extractor fan & dishwasher with worktops housing the sink & drainer. Having a side facing double glazed window, a rear facing double glazed window and door and a radiator.

Landing

Having a side facing double glazed window, a built in storage unit and loft hatch.

Bedroom One

11' to max point x 12' 10" into recess (3.35m to max point x 3.91m into recess)
Having a front facing double glazed window and a radiator.

Bedroom Two

12' 10" to max point x 9' 7" to max point (3.91m to max point x 2.92m to max point)
Having a rear facing double glazed window, a radiator and a fitted wardrobe.

Bedroom Three

8' 1" to max point x 8' 3" to max point (2.46m to max point x 2.51m to max point)

Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a side and rear facing obscured double-glazed window, a heated towel rail and an extractor fan.

Outside

To the front is a lawned garden.

To the rear is an enclosed lawned garden with a decked area.



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welcome to

Limetree Crescent, Rawmarsh Rotherham

- Three bedroom semi-detached property
- Well placed to local amenities, schools and transport links
- Modern and spacious accommodation
- Front & rear gardens with decked area.
- Ideal purchase for the FTB/young families/investors alike

Tenure: Freehold EPC Rating: D

offers in excess of

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115330 - 0003

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