



36 Limetree Crescent, Rawmarsh, Rotherham, S62 5LB

**£159,995**

A recently refurbished THREE BEDROOM SEMI DETACHED HOUSE offered for sale with NO UPWARD CHAIN.

The property offers a newly installed Kitchen and Bathroom suite, uPVC double glazing and an air source heat pump heating system and solar panels. The accommodation comprises: Entrance Hall, Lounge, Kitchen/Diner with integrated appliances, three Bedrooms and Bathroom.

There is on-street car parking and garden to the rear.

## HALL

With uPVC entrance door

## LOUNGE 12'7" x 13'1" (3.86 x 4)



With uPVC front facing window and radiator

## KITCHEN/DINER 18'9" x 10'1" (5.72 x 3.08)



Newly re-fitted with an extensive range of gloss finish base and wall cupboards with inset sing and monobloc tap set beneath the rear facing uPVC window. integrated electric hob with high level extractor hood and oven to one side. Space and plumbing for washing machine, laminate flooring, two uPVC windows and uPVC rear entrance door.

## LANDING



With airing cupboard and side facing uPVC window

## FRONT BEDROOM 12'9" x 13'7" (3.9 x 4.16)



With uPVC window and radiator

## REAR BEDROOM 12'9" x 9'8" (3.9 x 2.97)



With uPVC window and radiator

## FRONT BEDROOM 8'3" x 8'2" (2.54 x 2.49)



With uPVC window and radiator

## BATHROOM 7'4" x 5'4" (2.26 x 1.65)



With newly installed white suite comprising a panelled bath with shower and screen, vanity wash basin and close coupled W.C. Two uPVC opaque windows and radiator

## OUTSIDE



There is on-street car parking to the front and a tiered rear garden with paved patio area and lawn

## MATERIAL INFORMATION

Council Tax Band A

Tenure Freehold

Property Type Semi detached house

Construction type Concrete construction

Heating Type Air source heat pump and solar panels

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type On-street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

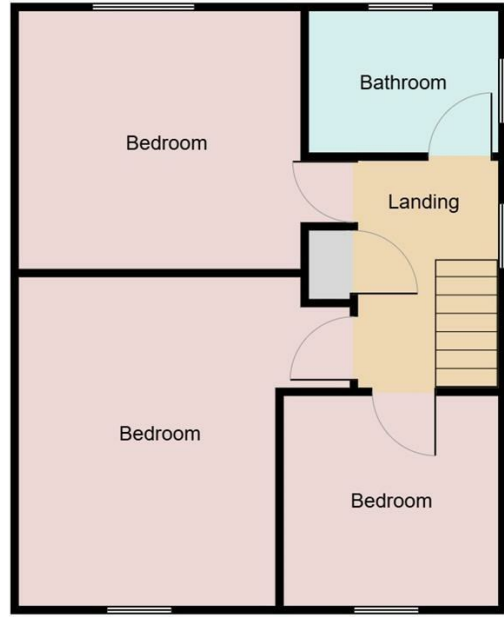
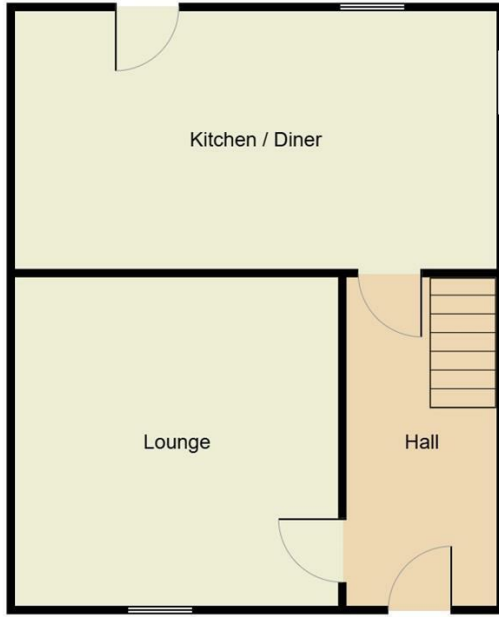
Planning permissions N/A

Accessibility features N/A

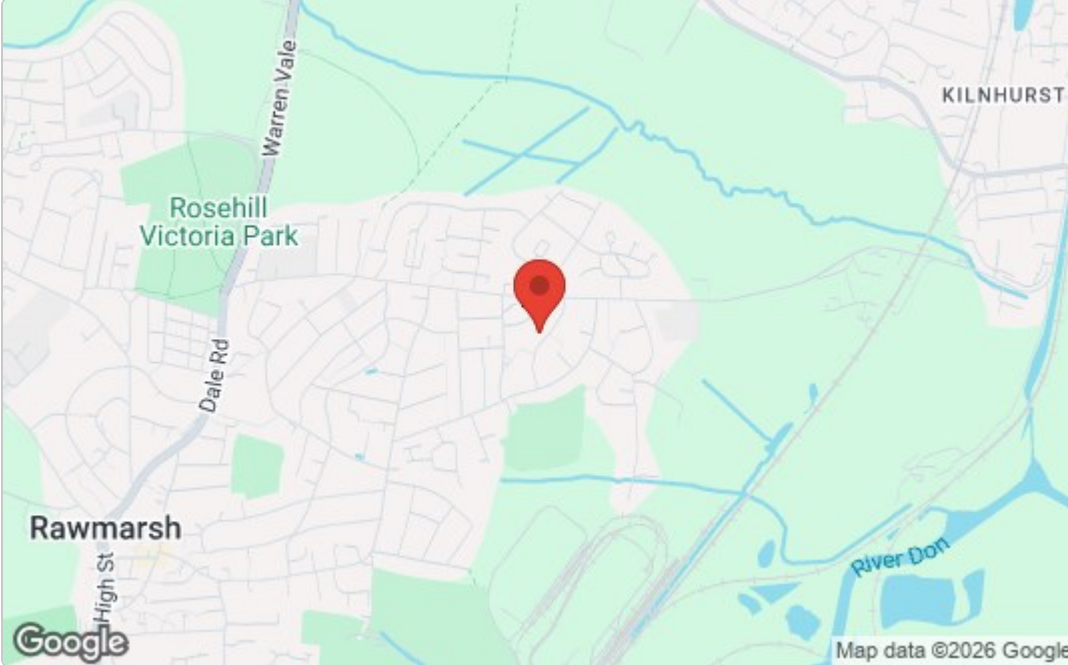
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>

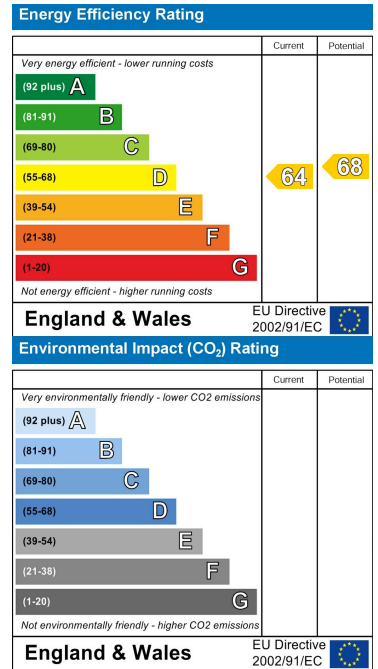
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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