merryweathers
Est. 1832









36 Limetree Crescent, Rawmarsh, Rotherham, S62 5LB

Price Guide £140,000

*** GUIDE PRICE £140,000- £145,000***

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

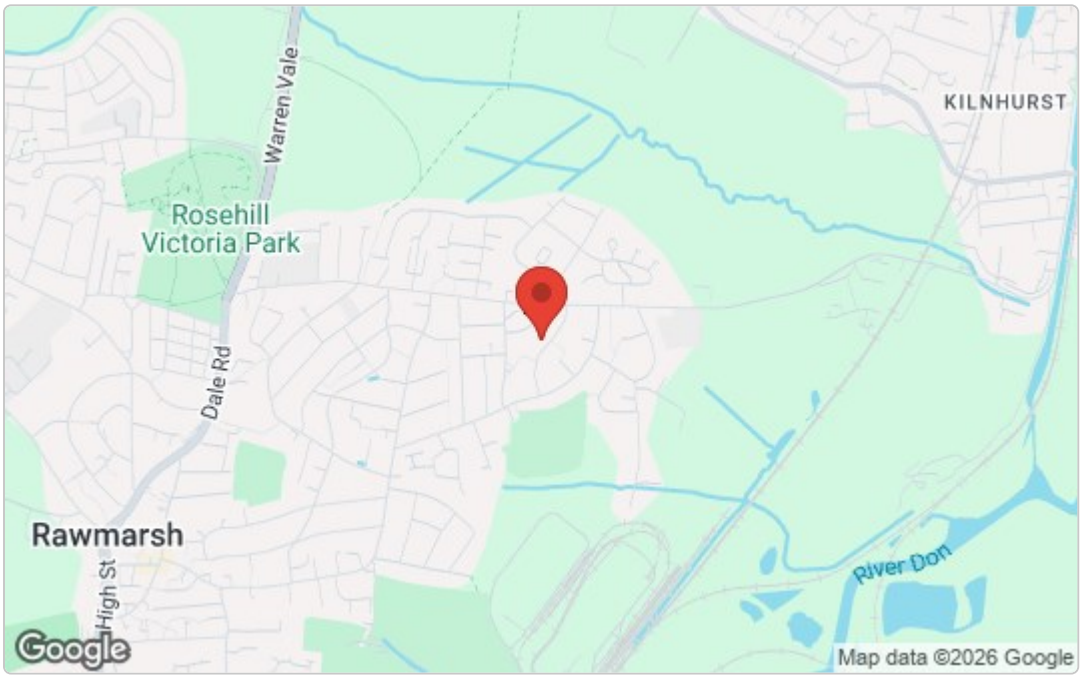
MATERIAL INFORMATION

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
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

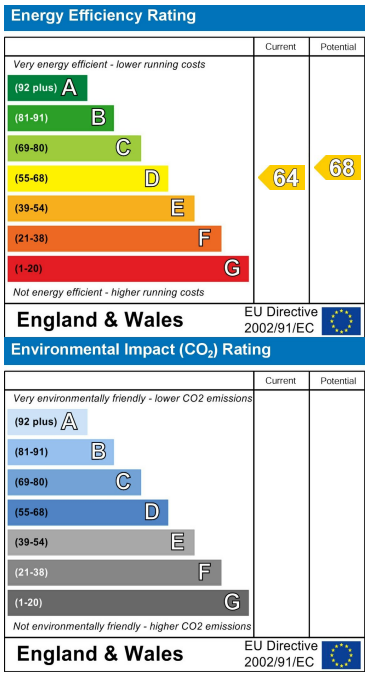
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office:16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

naea | propertymark PROTECTED

The Property Ombudsman

mw Est. 1832