

## 9 LIME TREE AVENUE ROTHERHAM, S66 9DY

**£180,000**  
**FREEHOLD**

\*\*\*\*GUIDE PRICE £180,000-£190,000\*\*\*\*

Offered for sale is this beautifully presented and extended three-bedroom mid-terraced property, ideally positioned with excellent access to motorway links and within easy reach of Sheffield, Rotherham, Worksop, and Bawtry. A wide range of local shops, amenities, and everyday conveniences are also close by. This charming home perfectly blends character features with a modern twist, creating stylish and comfortable living throughout. The extension enhances the space, offering generous and versatile accommodation suited to a variety of buyers. The property further benefits from two multi-fuel burners, creating a cosy and welcoming atmosphere while adding character and warmth throughout the home. Only by viewing can the true standard, space, and appeal of this fantastic home be fully appreciated.

**Kendra  
Jacob**

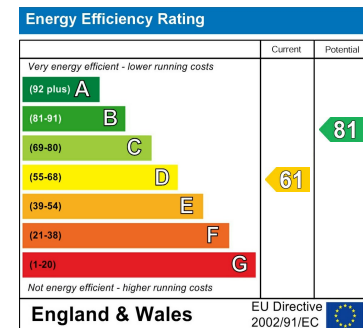
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Total area: approx. 105.2 sq. metres (1132.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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