



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2025



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**EADON
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36, Limesway, Rotherham, S66 8JF

Guide Price £220,000

36 Limesway, Maltby, Rotherham, S66 8JF

Guide Price £220,000 - £230,000
ELR are delighted to bring to market this beautifully presented three bedroom Semi detached property that offers the perfect blend of comfort, style, and practicality, making it an ideal family home.

At the heart of the home is a well presented open plan kitchen diner, a space perfectly suited to both everyday living and entertaining. The newly fitted kitchen has been designed with both style and functionality in mind, offering a contemporary finish alongside ample storage and workspace. This impressive room provides a bright and sociable hub of the home, ideal for family meals, hosting guests, or simply enjoying time together. Complementing this space is a separate cosy lounge, beautifully arranged to create a more intimate setting in which to relax and unwind.

Upstairs, there are three well proportioned bedrooms, with fitted wardrobes providing excellent built in storage, enhancing the sense of space and organisation within the rooms. The family bathroom is well appointed, featuring both a bath and a separate shower.

Outside, the home benefits from a driveway providing off road parking, along with a secure private garden perfect for children, pets, and outdoor enjoyment.

The property is also situated in a desirable location close to reputable schools, a range of local amenities and Motorway links to the M1 and M18 this property is ideal for families looking for a home that combines comfort, convenience, and functionality.

- A Fantastic Opportunity, this home offers modern upgrades, flexible living space, and a desirable location, making it an opportunity not to be missed. Early viewing is highly recommended.
- Well presented three-bedroom Semi Detached family home
 - Spacious open plan kitchen diner, ideal for modern living
 - Newly fitted contemporary kitchen with stylish finish
 - Three well-proportioned bedrooms with fitted wardrobes
 - Family bathroom featuring both a bath and separate shower
 - Driveway providing convenient off-road parking
 - Secure private garden, ideally located close to schools and local amenities
 - Access to Motorway Links
 - Freehold/Tax Band B
 - Early viewings are a must!

