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.
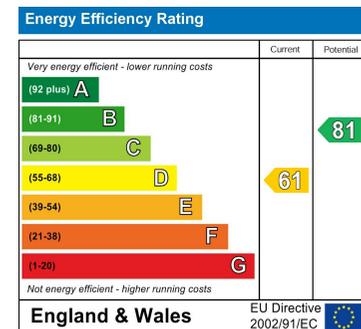
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Ground Floor
Approx. 59.0 sq. metres (635.1 sq. feet)

Kitchen
2.48m (8'2") max
x 4.69m (15'5")

Living Room
5.65m (18'6")
x 3.34m (11') max

Storage

Dining Area
3.02m (9'11")
x 3.68m (12'1") max

Porch
1.73m x 2.45m
(5'8" x 8'1")

Snug
1.72m x 4.83m
(5'8" x 15'10")

First Floor
Approx. 46.2 sq. metres (497.1 sq. feet)

Bedroom 3
2.48m x 3.37m
(8'2" x 11'1")

Storage

Landing

Bathroom
1.70m x 2.36m
(5'7" x 7'9")

Bedroom 2
3.04m x 3.71m
(10' x 12'2")

Bedroom 1
3.83m x 3.36m
(12'7" x 11')

Storage

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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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