



## 45 Rosedale Way

Sunnyside, Rotherham, S66 3LE

£775 PCM

A 2 bedroom semi detached house with modern fitted Dining Kitchen, double and single bedroom & attractive modern bathroom suite with shower over bath. French style doors from the rear facing Lounge give access to the enclosed patio & garden area. Off road parking is provided via the side driveway. Burglar alarm, gas central heating & double glazed throughout. Situated immediately off Flanderwell Lane where there are various shops, amenities & bus service routes to Wickersley & Town Centre respectively. AVAILABLE 10TH MAY 2025.

- A 2 bedroom semi detached house
- Attractive modern bathroom with shower over bath
- Driveway to the side
- Pleasant enclosed rear garden with patio
- Burglar alarm system
- Gas central heating & double glazed
- Situated within a cul de sac location
- Close to convenience store & Schools
- Early viewing recommended
- COUNCIL TAX BAND A

### Viewing

Please contact our ELR Europa Link Office on 01142689900 if you wish to arrange a viewing appointment for this property or require further information.





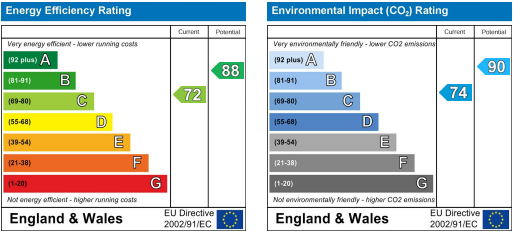
Floor Plan



Area Map



Energy Efficiency Graph



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