



45 Rosedale Way

Sunnyside, Rotherham, S66 3LE £800 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

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 29TH DECEMBER 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.





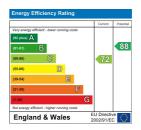


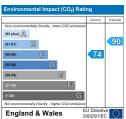


Floor Plan Area Map



Energy Efficiency Graph













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.