



## 44 Broomhill Avenue

Waverley, Rotherham, S60 8DZ

£1,150 PCM

A brand new modern three bedroom semi detached house with off road parking for two cars and large rear garden with lawn. This property is sure to impress. unfurnished basis.

- Modern kitchen diner with built in appliances
- Downstairs WC
- Large living room
- Entrance hall with storage
- Master bedroom with fitted wardrobes, en-suite and Juliette balcony
- Family bathroom with shower over bath, WC and basin
- Off road parking for two cars
- Large lawn garden
- AVAILABLE JANUARY 2026
- COUNCIL TAX BAND B

### 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.



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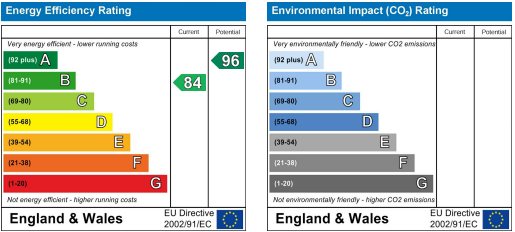
Floor Plan



Area Map



Energy Efficiency Graph



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