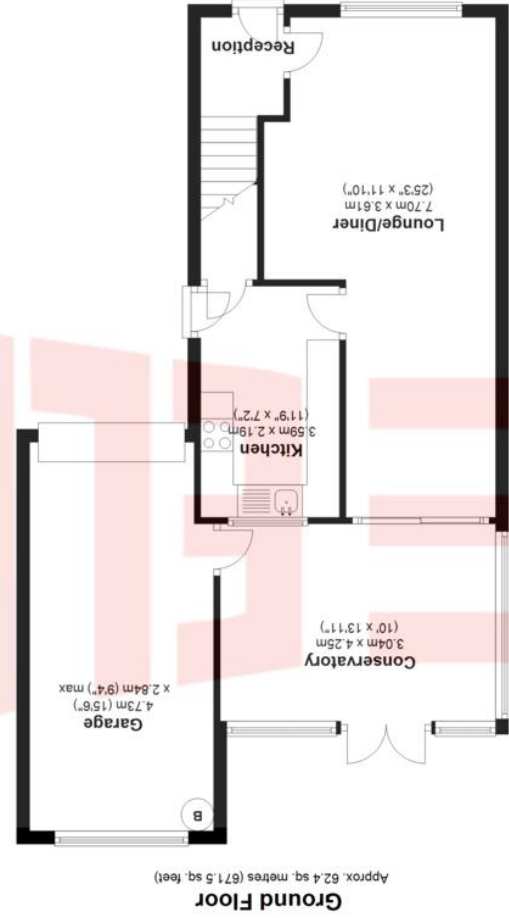


offices also at Bakewell, Banner Cross and Hathersage



Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited.
Plan produced using PlanUp.

Total area: approx. 97.5 sq. metres (1049.7 sq. feet)



clydja, 22 Rosedale Way, Sunnyside, Rotherham, South Yorkshire, S66 3LE

Enjoying a corner location and screened from the road via Conifer trees is this 3 bedroom detached house with attached garage & Spacious rear conservatory in turn giving access to the rear enclosed lawned garden with patio.

The property is situated in a fantastic location immediately off Flanderwell Lane where there are various convenience stores, excellent infant & junior Schools together with bus service routes to the Town Centre. Aldi & Morrisons Supermarket is within a mile together with the M18 motorway.

The property will suit the growing family or maybe someone looking to downsize. With a fitted kitchen and open plan Lounge/dining Room. There is a modern shower room to the first floor & fitted wardrobes to the principle bedroom.

A spacious driveway provides ample off road parking in turn leading to the attached garage with courtesy door to the conservatory. There is a front and rear garden with rear patio.



EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS



- A 3 bedroom detached house
- Rear Conservatory
- Spacious driveway & attached garage
- Modern white shower room
- Corner location
- Lounge/Dining Room
- Within a few hundred yards to Shops & Schools
- Approx 1 mile to M18
- Ideal for the growing family or downsizing
- Great potential

