



**Elton Lane, Sunnyside Rotherham S66 3RU**

**welcome to**

**Elton Lane, Sunnyside Rotherham**

£220,000-£230,000 - THE ACE OF SPACE - This three bedroom semi detached town house offers beautifully presented accommodation throughout making the ideal family purchase. Being well placed to amenities & transport links this is not to be missed...CALL TO VIEW!!!



## **Ground Floor Entrance Hall**

Providing entry to the shower room, utility, bedroom three & the garage having a front facing double glazed door, a radiator & a useful built in storage cupboard.

## **Shower Room**

Fitted with a shower cubicle, a hand wash basin & a WC. Having a side facing double glazed window & a radiator.

## **Utility**

Fitted with base units & worktops housing the sink & drainer. Also having space & plumbing for a washing machine & dryer along with a rear facing double glazed door leading to the garden.

## **Bedroom Three**

Having a rear facing double glazed window looking out to the garden & a radiator.

## **Garage**

Fitted with an up & over door with an internal door providing access to the entrance hall.

## **First Floor Lounge**

A bright & airy room having two front facing double glazed windows & two radiators.

## **Kitchen / Diner**

Fitted with a range of wall & base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. Having two rear facing double glazed windows & a radiator.

## **Second Floor Landing**

Providing access to the loft via hatch & fitted with a radiator.

## **Bedroom One**

Having a front facing double glazed window, a radiator & fitted wardrobes providing hanging &

storage space.

## **En Suite**

Fitted with a shower cubicle, a hand wash basin & a WC. Having a side facing double glazed window & a radiator.

## **Bedroom Two**

Having a rear facing double glazed window & a radiator.

## **Bathroom**

Fitted with a bath, a hand wash basin & a WC. Having a side facing double glazed window & a radiator.

## **Outside**

To the front of the property is driveway providing off road parking & access to the integral garage along with a small lawn.

To the rear is lawned garden with a patio & pergola all enclosed with fencing & an outside tap.



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## Elton Lane, Sunnyside Rotherham

- Three bedroom semi detached Town House
- Well presented accommodation throughout - three floors
- Drive & integral garage providing off road parking
- Front & rear gardens with a rear patio
- Ideal family purchase

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF111651 - 0002

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