









welcome to

Blue Mans Way, Catcliffe Rotherham

GUIDE PRICE £200,000-£210,000 - PRACTICALLY PERFECT - Situated in this highly sought after area is this modern style town house making the perfect family home. Being set over 3 floors & boasting well-presented accommodation throughout with a delightful rear GARDEN & off road PARKING.













Entrance Hall

Having a front facing door and the stairs to the landing.

Lounge / Kitchen

15' 10" x 25' 8" (4.83m x 7.82m)

Being open plan with the Kitchen to the front, fitted with wall and base units & island housing the integrated hob, oven, microwave, the extractor fan & dishwasher with coordinating worktops housing the sink & drainer. There is space and plumbing for a fridge/freezer and a washing machine. Having a front facing double glazed window and spotlights to the ceiling. To the rear is the Lounge having two sets of double-glazed patio doors leading to the garden, a central heating radiator and understairs storage cupboard.

Downstairs W.C.

Fitted with a hand wash basin, a W.C. and a heated towel rail.

Bedroom One

16' to maximum point x 18' 8" (4.88m to maximum point x 5.69m)

Situated on the second floor having a front facing double glazed window & a rear facing skylight, two central heating radiators and built in wardrobes providing hanging and storage space.

En Suite

Fitted with a shower cubicle, a hand wash basin, a W.C. and a central heating radiator.

Bedroom Two

12' 5" x 7' 4" plus fitted wardrobes ($3.78m \times 2.24m$ plus fitted wardrobes)

Having a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

Bedroom Three

13' 2" x 8' 10" (4.01m x 2.69m)

Having a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having a rear facing double glazed window, a central heating radiator and a built-in storage cupboard.

Outside

To the rear is a well-presented enclosed lawned garden with patio area & gated access to the car port.





welcome to

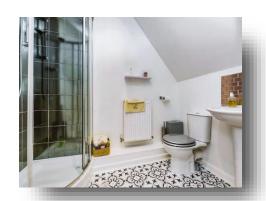
Blue Mans Way, Catcliffe Rotherham

- Modern style three-bedroom townhouse
- Well presented & spacious accommodation throughout
- Located in a highly sought after location
- Downstairs W.C, En Suite & family bathroom
- Delightful rear garden & off-road parking

Tenure: Freehold EPC Rating: C

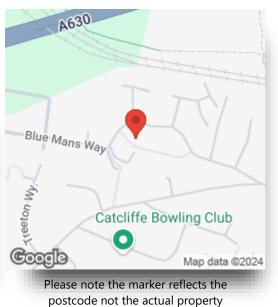
guide price

£200,000 - £210,000









view this property online williamhbrown.co.uk/Property/RTF114521



Property Ref: RTF114521 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.