



Blue Mans Way, Catcliffe Rotherham S60 5UR

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 x 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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF114521 - 0004

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