



Blue Mans Way, Catcliffe  
Asking price: £120,000



Offered with NO ONWARD CHAIN is this immaculate, Two DOUBLE Bedroom first floor apartment is located within a popular development in Catcliffe, with close proximity to the Sheffield Parkway, Rotherham and the M1 and M18 motorway networks. This would make an ideal purchase for FIRST TIME BUYERS or an INVESTOR! The property Comprises: Open plan Lounge/Diner/ Kitchen with fitted Kitchen and Built In Oven, Two double Bedrooms one of which benefits from ample Built in Storage and a Family Bathroom with Bath and separate Shower Cubicle. Outside, you will find well maintained Communal Gardens and easily accessible allocated parking for one car and ample space for visitors.

**\*\* Viewings Strongly Advised \*\***

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## ACCOMMODATION

- NO ONWARD CHAIN!
- Two Bedroom First Floor Flat
- Open Plan Lounge/ Kitchen
- One Allocated Parking Space
  - EPC: C
  - Intercom System
- Viewing by Appointment ONLY
- Virtual Tour Available!



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, representations are made without warranty. The description is for information only and should not be relied upon for any purpose. The description is for information only and should not be relied upon for any purpose. The description is for information only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

  

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(0-10) <b>A</b>			
(11-20) <b>B</b>			
(21-30) <b>C</b>			
(31-40) <b>D</b>			
(41-50) <b>E</b>			
(51-60) <b>F</b>			
(61-70) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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