

FOR SALE



Bluemans Way, Catcliffe
Guide Price £120,000

MARTIN&CO



Bluemans Way, Catcliffe

2 Bedrooms, 1 Bathroom

Guide Price £120,000

- Two bedrooms
- Second floor apartment
- No chain
- Commuter links
- Allocated parking

GUIDE PRICE £120,000 - £125,000. Positioned on the second floor of a modern block in the ever-popular Blue Mans Way development in Catcliffe, this two-bedroom apartment is offered for sale with no chain involved. The location is well-connected, offering quick access to Sheffield Parkway and the M1, while also being close to a range of local amenities including supermarkets, retail outlets, and public transport links.

The apartment sits within a well-maintained block with secure communal entrance and stair access to all floors. Located on the second floor, the flat opens into a hallway that leads to the main living space - an open plan lounge, dining, and kitchen area. This layout allows for flexible use and gives the property a modern, functional feel. The kitchen is fitted with a range of beech-effect wall and base units, along with an integrated oven, hob, and extractor hood. There's also space for additional appliances, keeping everything within easy reach.

Both bedrooms are doubles, which is a notable feature for a property of this type. Whether used as sleeping quarters, home office space or a combination of the two, they provide a good level of flexibility and appeal to a broad tenant base. The bathroom continues the theme of practicality, offering a four-piece white suite that includes a bath, separate



shower cubicle, basin, and WC – again, a step above the usual three-piece shower rooms seen in similar flats.

Outside, the block benefits from communal grounds that are looked after, giving a clean and orderly impression. An allocated parking space is included with the flat, along with visitor parking options.

The area itself is well situated for day-to-day living and travel. Catcliffe Retail Park is within a short distance, featuring a Morrisons supermarket and several other national retailers, while a larger Tesco Extra is located just a few minutes' drive away in nearby Rotherham. For commuters, Sheffield Parkway is just around the corner, offering direct access into Sheffield city centre as well as linking to the M1 at Junction 33. Meadowhall Shopping Centre is also less than 15 minutes away, providing extensive shopping, dining, and transport links including its own railway station.

Local bus routes run regularly through Catcliffe, connecting to Rotherham, Sheffield, and the wider South Yorkshire area. The property also falls within the catchment of local schools, including Waverley Junior

Academy and Brinsworth Academy, which adds further appeal for tenants.

COMMUNAL ENTRANCE HALL With security entrance door and a staircase leads to the apartment.

APARTMENT ENTRANCE HALL Has a side facing entrance door, store cupboard and access to all other rooms.

OPEN PLAN LOUNGE / KITCHEN / DINING AREA Kitchen area has a range of fitted wall and base units in beech effect, wall units include extractor hood. Base units are set beneath contracting worktops which extend and incorporate a hob, oven, single bowl sink, plumbing for washing machine, space for fridge freezer and tiled splash backs. This area then opens in to the lounge area and this room has three windows.

BATHROOM With a white four piece suite which comprises of a low flush w.c, wash hand basin, bath,



shower cubicle, tiled splash backs and extractor fan.

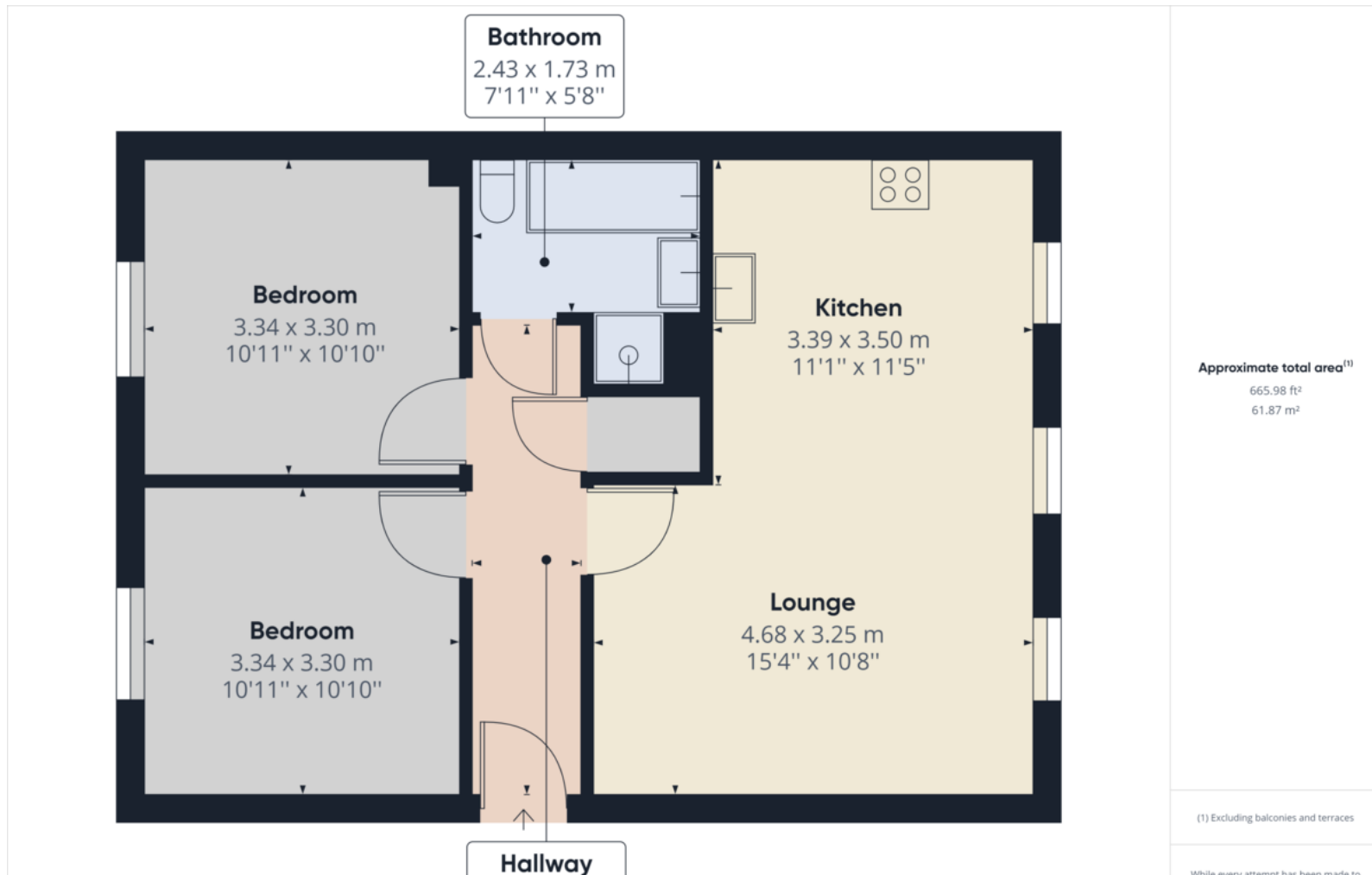
BEDROOM ONE A double size room with a window.

BEDROOM TWO A double size room with a window.

OUTSIDE There are communal gardens with allocated parking space.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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