

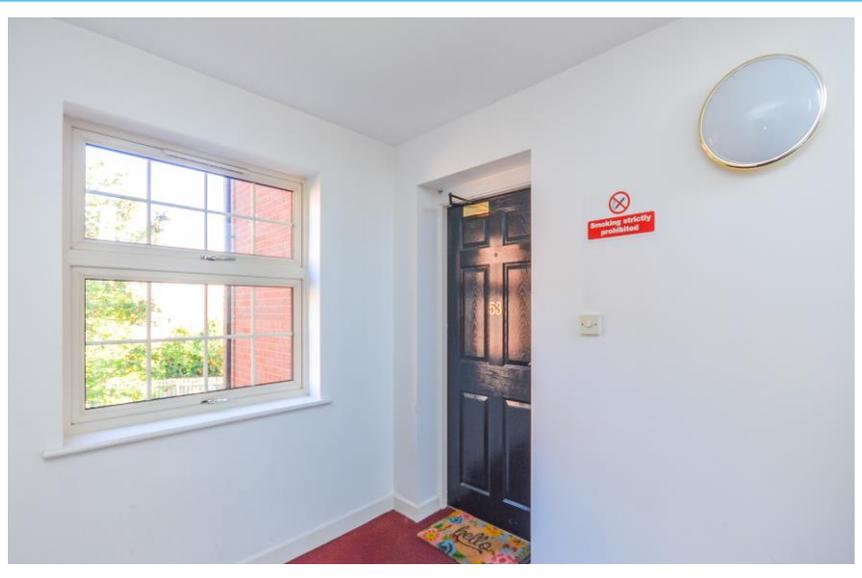


Blue Mans Way, Catcliffe  
Starting Bid: £91,000.00



For sale by conditional auction- starting Bid £91,000 plus Reservation Fee - Terms and Conditions Apply (See Auctioneer Comments for further information) 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!
- VIEW, BID , BUY - For Sale by Modern Auction – T & C's apply
- Two Bedroom First Floor Flat
- Open Plan Lounge/ Kitchen
- One Allocated Parking Space
- Intercom System
- EPC: C
- Virtual Tour Available!



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description and floor plan, the advertiser does not accept any liability for errors or omissions. The advertiser does not warrant the accuracy of the description and floor plan. The advertiser does not warrant the accuracy of the description and floor plan. The advertiser does not warrant the accuracy of the description and floor plan.



51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY  
 T: 01709 515740 E: info@bartons-net.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

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