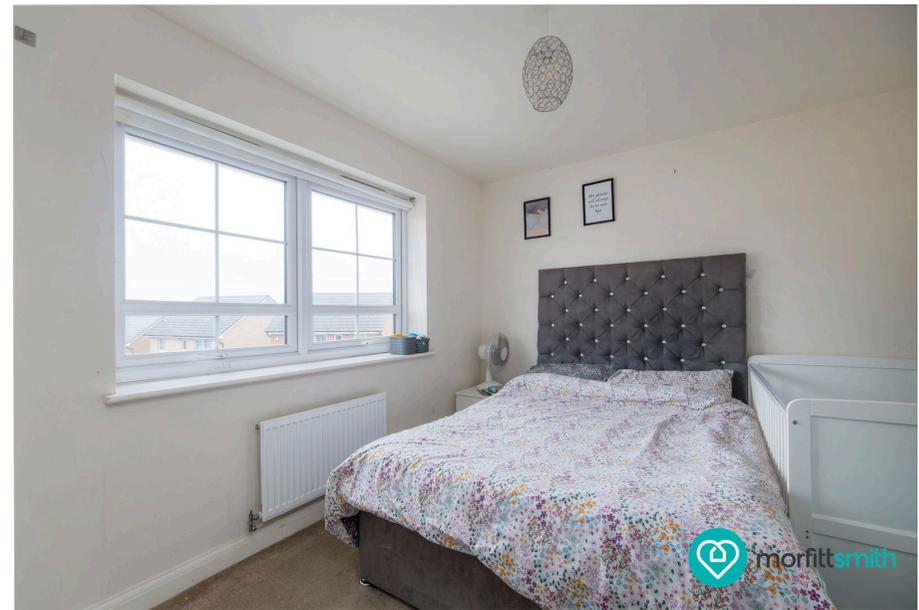




Banks Way, Catcliffe, S60 5WR

£180,000

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Why You'll Love It

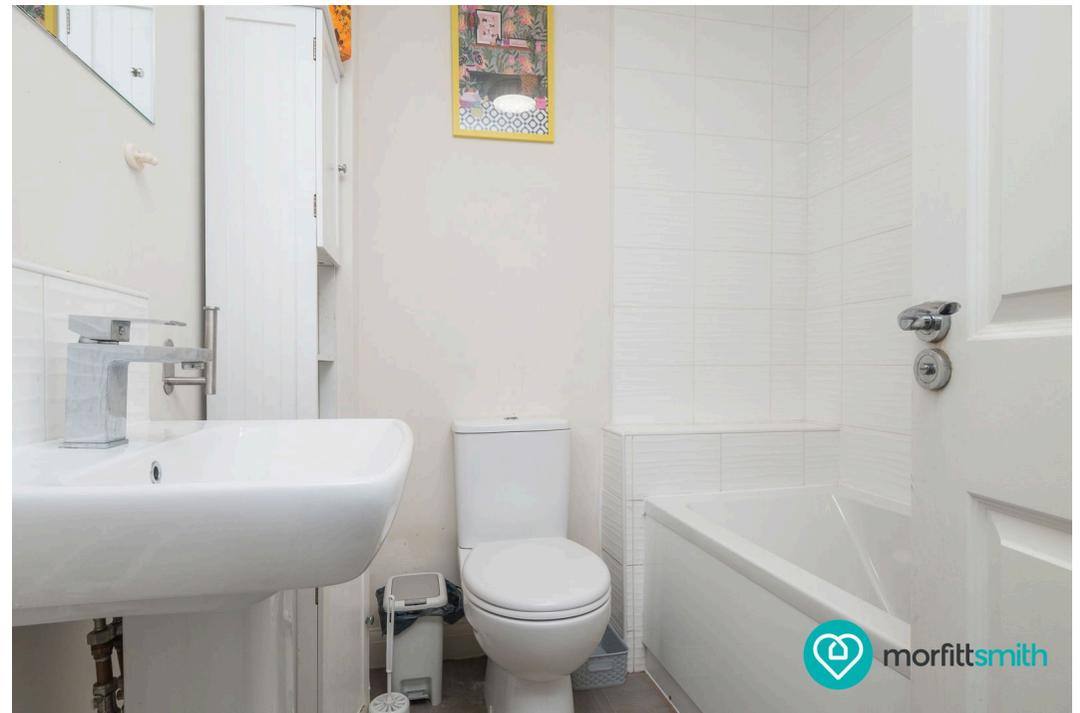
Step through the front door into a welcoming entrance hallway with a handy downstairs WC. The kitchen is positioned to the front of the property and is well-equipped with integrated appliances, modern cabinetry, and ample worktop space. To the rear, the open-plan sitting and dining room is filled with natural light, featuring French doors that open directly onto the rear garden, ideal for relaxing or entertaining.

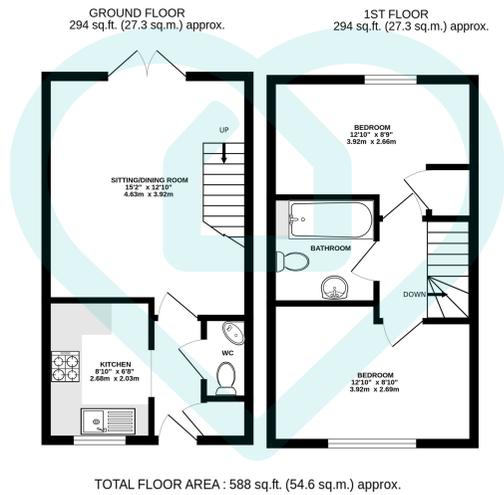
Upstairs, there are two well-proportioned double bedrooms, both offering generous space for furnishings. The bathroom sits between them and includes a sleek three-piece suite with a bath and overhead shower.

Outside, the property enjoys a private, fully enclosed rear garden with a lawn and patio area, perfect for outdoor dining and children's play. To the front, a double driveway provides off-road parking.

Why We Love Catcliffe

Catcliffe offers a perfect balance between countryside calm and city convenience. It's close to Meadowhall, Sheffield Parkway, and Junction 33 of the M1, making commuting easy. Local amenities include shops, schools, and green spaces, with nearby parks and scenic walks along the River Rother providing plenty of outdoor appeal.





This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Modern Semi Detached House
- Ground Floor Cloakroom WC
- Two Double Bedrooms
- Enclosed Rear Garden
- Close Proximity to Rotherham
- Lounge Diner with Feature French Style Doors
- Kitchen with Attractive Fittings
- Stylish Bathroom Suite
- Off Street Car Parking
- Easy Access to Sheffield



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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