

**FOR SALE**



**California Drive, Catcliffe**  
**Auction Guide Price £100,000**

**MARTIN&CO**



## California Drive, Catcliffe

2 Bedrooms, 1 Bathroom

**Auction Guide Price £100,000**

- Sold Via Modern Method Of Auction
- Two bedroom
- Mid terrace
- Well appointed
- Rear garden

This well-presented property on California Drive in Catcliffe has been thoughtfully refurbished and is offered for sale with no onward chain. Set in a convenient location, it combines modern interiors with excellent access to major road links, making it a solid option for those needing easy connections to Sheffield, Rotherham, and beyond. Positioned just off the Sheffield Parkway, it's minutes from both the M1 and M18, ideal for commuters travelling throughout South Yorkshire or further afield.

The area is well served by local amenities, including Morrisons and Lidl supermarkets, both within a short drive. For a wider range of shopping, dining and services, Meadowhall Shopping Centre is approximately 10 minutes away and offers extensive retail outlets, a food court, and its own rail and tram station. Catcliffe itself has several small local shops and takeaways, providing daily essentials close to home.

Inside, the property has a neat and practical layout. Entry is via a front porch that opens into a generously sized lounge. The open-plan staircase here adds a touch of space and light, and there's ample room for both seating and furniture. At the rear, double doors lead into the dining kitchen, where the refurbishment is most noticeable. Fitted with a range of classic shaker-style wall and base units, the kitchen also





includes integrated appliances, giving it a clean and functional look. Patio doors open out to the back garden, allowing for plenty of natural light and offering direct access for those who enjoy outdoor dining or spending time in the garden.

Upstairs, the first-floor landing gives access to two well-proportioned bedrooms. Both rooms are neutrally decorated and offer flexible use, with space for double beds, wardrobes, and additional furniture. The modern family bathroom features a white three-piece suite, with tiling that complements the fresh and simple design. It's a space that's ready to move into without needing any immediate updates.

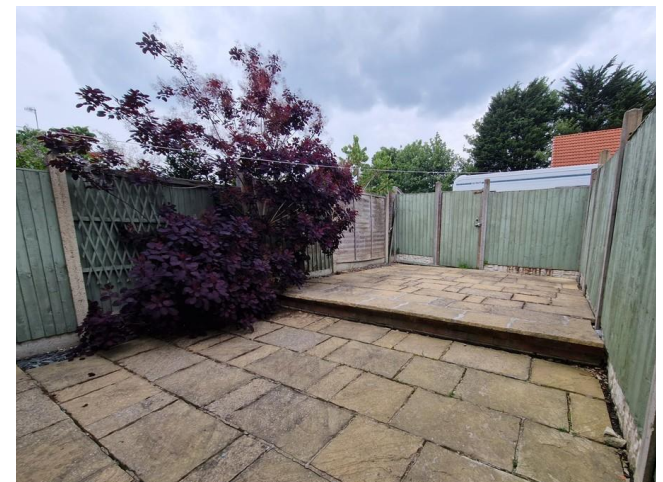
Outside, the property continues to impress with practical features. A block-paved driveway at the front provides off-road parking, while the rear garden is fully enclosed and features a paved patio area, making it manageable and useful for both relaxation and entertaining.

Catcliffe also benefits from proximity to several local schools. Brinsworth Whitehill Primary and Catcliffe Primary School are both under a mile away, while

Brinsworth Academy offers secondary education within easy reach. For public transport, regular bus services operate nearby, and Rotherham Central rail station is just over three miles away, connecting with national rail routes. The Sheffield Supertram also has a park-and-ride at Meadowhall, offering another option for city commuting.

Overall, this is a straightforward, modernised property in a location that makes everyday living easy. It suits a range of potential buyers, including first-time purchasers, those looking to downsize, or anyone seeking a buy-to-let investment. The house is ready to move into and requires minimal ongoing work, thanks to its recent refurbishment and solid upkeep. Its combination of commuter access, manageable outdoor space, and a well-laid-out interior makes it a practical and appealing choice in a spot that continues to grow in popularity.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete



within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are

optional.

**ENTRANCE PORCH** With laminate flooring door to the lounge and front facing entrance door.

**LOUNGE** With coving to the ceiling, laminate flooring, open plan staircase rising to the first floor landing, double doors to the kitchen and front facing window.

**DINING KITCHEN** Having a range of fitted wall and base units in shaker style, wall units include extractor hood and there are downlights to the ceiling. Base units are set beneath worktops which include oven, hob, space for fridge freezer, integrated washing machine, dishwasher, tiled splash backs, laminate flooring, rear facing window and rear facing patio doors to the garden.

**LANDING**

**BEDROOM ONE** A double size room with laminate

floor, cupboard and front facing window.

**BEDROOM TWO** A generous size bedroom with laminate flooring and rear facing window.

**BATHROOM** Having a white three piece suite which comprises of a low flush w.c, vanity wash hand basin, bath with shower set over, tiled walls and rear facing window.

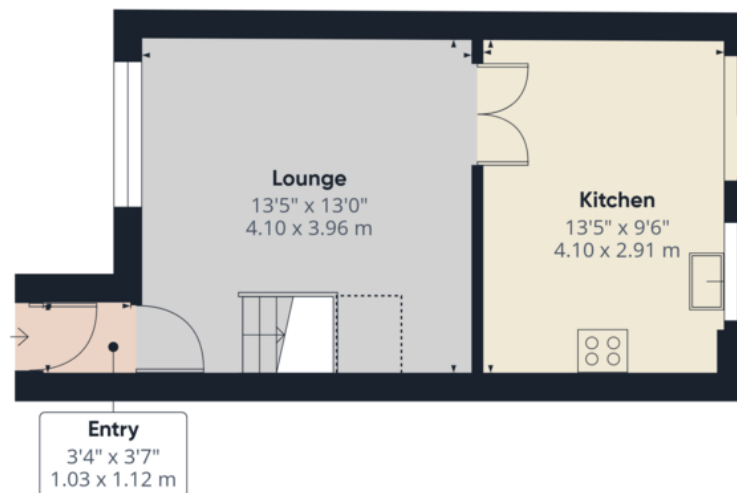
**OUTSIDE** To the front of the property is a block paved drive. To the rear is an enclosed patio garden.



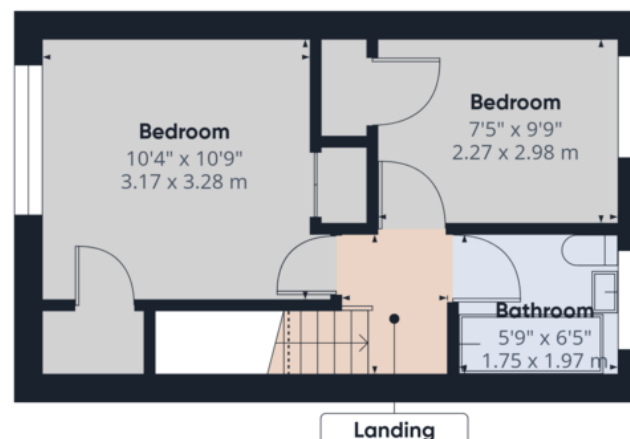
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		







Ground Floor



Approximate total area<sup>(1)</sup>

597 ft<sup>2</sup>

55.4 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

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