

**FOR SALE**



**Blue Mans Way, Catcliffe**  
**Auction Guide Price £115,000**

  
**MARTIN&CO**





## Blue Mans Way, Catcliffe

2 Bedrooms, 1 Bathroom

**Auction Guide Price £115,000**

- Sold Via Modern Method Of Auction
- Two bedrooms 2nd floor apartment
- Sold with tenat in situ
- Allocated parking
- Commuter links

**\*\*SOLD WITH TENAT IN SITU\*\***

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 a tenant in situ, making it an ideal opportunity for landlords seeking a solid rental investment. 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 two-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.

With a reliable rental location, strong commuter links, and a tenant already in place, this apartment represents a straightforward investment. The layout and condition of the flat support ongoing occupancy, and the location continues to be popular with tenants working in both Rotherham and Sheffield.

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.



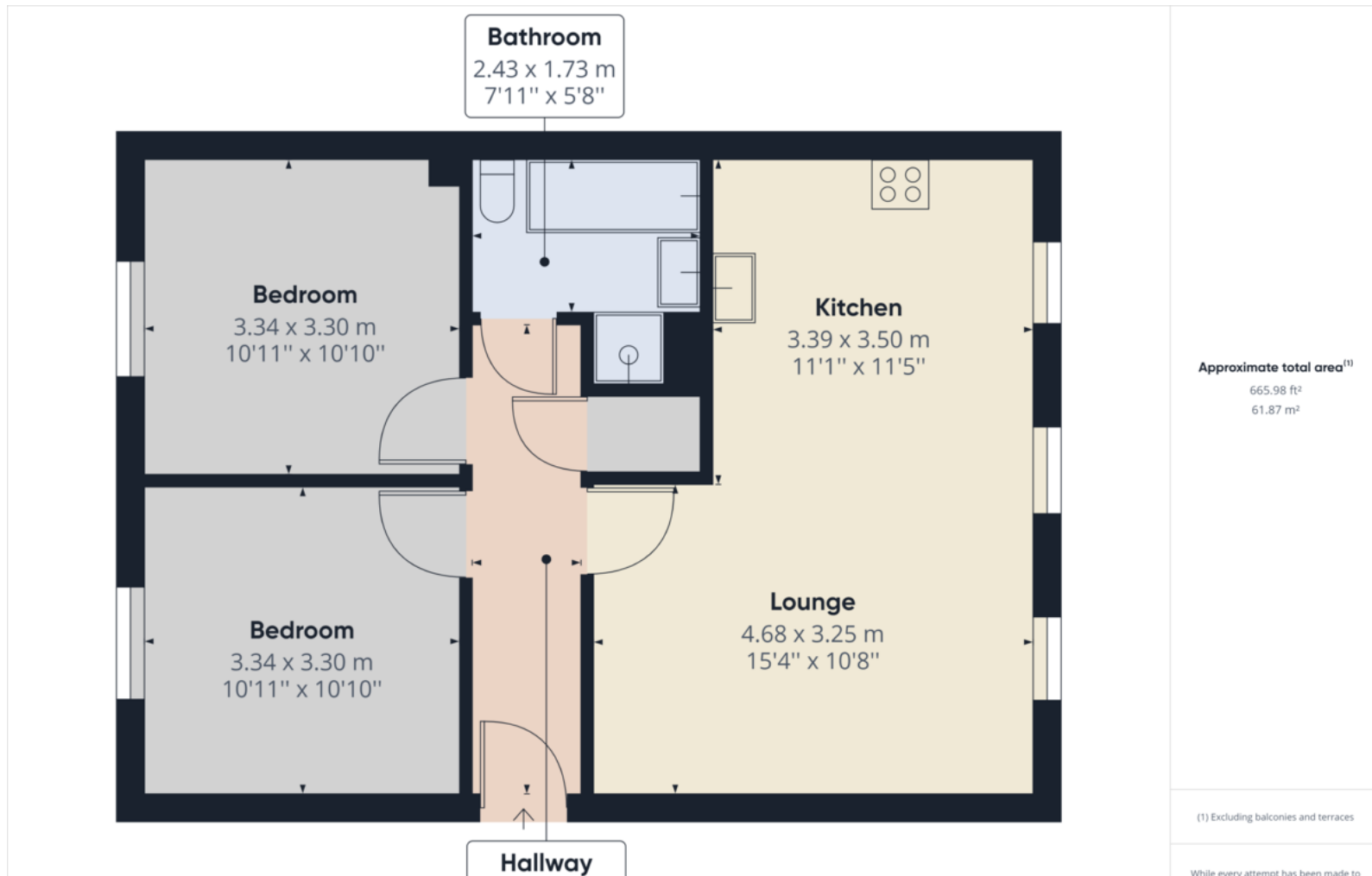
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase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



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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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.