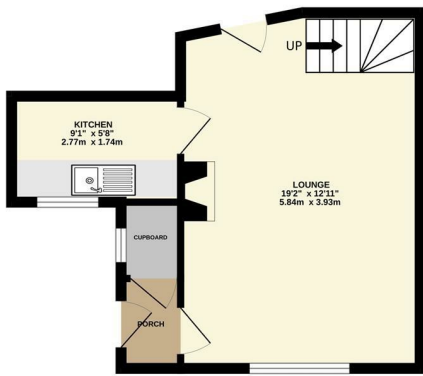
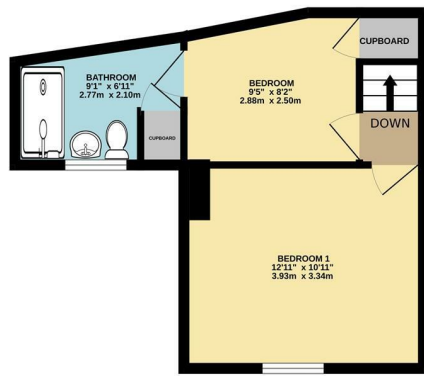


GROUND FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (57.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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47, Spalton Road, Rotherham, S62 6AF

By Auction £55,000

47 Spalton Road, Parkgate, Rotherham,  
S62 6AF

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Appealing to both the first time buyers and investors alike, is this 2 bedroom end terraced house with small enclosed rear garden area & on street parking.

With a front composite entrance door giving access to the storm porch, a great area for those wet coats & wellington boots! Beyond the porch area is a good size open plan lounge diner with a fitted feature fireplace housing a living flame gas fire. A rear door gives access to the back garden & with stairs rising to the first floor landing. The compact kitchen is fitted with a range of wall, base & drawer units along with a free standing gas cooker with stainless steel extractor hood above.

To the first floor is a front facing double size bedroom with free standing wardrobes. The second single bedroom leads through to the shower room. This houses a lovely white three piece suite inc. a double size walk in shower, low level WC and wash basin.

To the rear is an enclosed lawned garden area.

There are an abundance of shops & amenities within Parkgate itself approx. half a mile away & a little further afield are further major stores at Parkgate Retail World.

**Auctioneers comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/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. These services are optional.

- For sale by modern method of auction - T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- A 2 bedroom end terraced house
- Modern white shower room
- Small enclosed rear garden
- Modern fitted kitchen
- On street parking
- Freehold. Council tax band A

