



Meadowcroft Gardens, Westfield SHEFFIELD

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Meadowcroft Gardens, Westfield SHEFFIELD

This three bedroom end terrace property would make a perfect starter home or investment opportunity. Providing great access to local shops and amenities this property is defiantly worth a look.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Hall

Having an entrance door, radiator and stairs leads to the first floor accommodation.

Lounge

14' x 11' 8" (4.27m x 3.56m)

Front facing double glazed window and radiator. An opening leads to the dining room.

Dining Room

10' 5" x 5' 8" (3.17m x 1.73m)

Having a radiator and French doors leads to the rear garden.

Kitchen

10' x 8' 6" (3.05m x 2.59m)

Having a range of wall and base units, inset sink with rolled edge work surfaces. Gas hob and electric oven, space and plumbing for washing machine. Rear facing double glazed window and radiator.

Landing

Loft access can be obtained.

Bedroom One

13' 5" x 8' 3" (4.09m x 2.51m)

Rear facing double glazed window and radiator.

Bedroom Two

11' 1" x 7' 7" (3.38m x 2.31m)

Front facing double glazed window and radiator.

Bedroom Three

6' 7" x 6' 6" (2.01m x 1.98m)

Front facing double glazed window and radiator.

Bathroom

A suite comprising bath with mixer tap, wc and wash hand basin. Partial tiling to the walls, radiator and front facing double glazed window.

Gardens

To the rear of the property is a garden with artificial grass. A further lawn to the front.

Drive

There is parking to the rear of the property.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End terrace property
- Three bedrooms

Tenure: Freehold EPC Rating: D

guide price

£110,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK113715 - 0003

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