

**Bowden Wood Crescent, Sheffield S9 4ED** 

# welcome to

# **Bowden Wood Crescent, Sheffield**

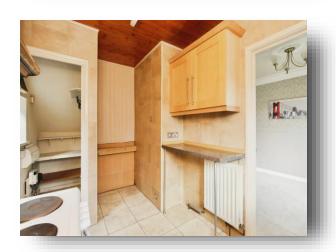
Located in sought after Bowden Wood Crescent, this 2-bed semi-detached home offers a bright lounge, kitchen, two spacious bedrooms, a private garden, and great access to local amenities. No chain, viewings advised!













#### **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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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 side facing double glazed window. Stairs leads to the first floor accommodation.

### Lounge

19' 4" x 10' 9" ( 5.89m x 3.28m )

Front and rear facing double glazed windows, two radiators and electric fire.

### **Kitchen**

9' 5" not inc recess x 9' 3" ( 2.87m not inc recess x 2.82m )

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Space for washing machine and cooker. Rear facing double glazed window and a side door leads to the outside.

## Landing

Side facing double glazed window and radiator. Loft access can be obtained via pull down ladders. There are two radiators and two velux style windows.

#### **Bedroom One**

14'  $\times$  8' 8" (  $4.27m \times 2.64m$  ) Front facing double glazed window, radiator and wardrobes.

#### **Bedroom Two**

10' 8" x 10' 3" ( 3.25m x 3.12m ) Rear facing double glazed window and radiator.

#### **Bathroom**

A suite comprising bath, wc and wash hand basin. Radiator and rear facing double glazed window.

#### Gardens

To the rear of the property is an enclosed lawned garden and garage which is used for storage. There are two useful outhouses. Paving to the front.

#### Driveway

There is a drive to the front of the property.





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedrooms
- Semi-detached property

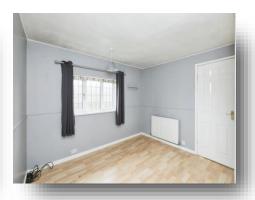
Tenure: Freehold EPC Rating: D

guide price

£120,000





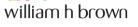


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