



**Buttermere Close, North Anston Sheffield S25 4GA**

**welcome to**

**Buttermere Close, North Anston Sheffield**

Great for FIRST TIME BUYERS!! THREE bedroom SEMI DETACHED property with enclosed REAR GARDEN and OFF ROAD PARKING. Offered for sale with NO UPWARD CHAIN. \*\*\* GUIDE PRICE - £175,000 \*\*\*



## 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.

## Front Porch

Side facing double UPVC door leading into porch with front facing double glazed window and door leading into hallway.

## Inner Hall

Stairs rising to first floor accommodation and central heating radiator. French doors leading to..

## Lounge

13' 5" x 12' 6" To side of chimney breast ( 4.09m x 3.81m

To side of chimney breast )

Good sized lounge with the main focal point of the room being the cast iron fireplace with inset gas fire. Having textured laminate flooring and understairs storage cupboard. Front facing double glazed window and central heating radiator.

## Dining Room

10' 4" x 8' 2" ( 3.15m x 2.49m )

Having a continuation of the textured laminate flooring. Rear facing double glazed patio door leading into conservatory.

## Kitchen

10' 1" MAX x 7' 11" MAX ( 3.07m MAX x 2.41m MAX )

Fitted kitchen with a range of walls and base units set above and below worksurfaces incorporating one and a half bowl sink and drainer. Built in oven with gas hob and space for fridge freezer. Tiling to splash back area, tiled flooring and spotlights to ceiling. Rear and side facing double glazed window.

## Conservatory

7' 8" x 10' 4" To door ( 2.34m x 3.15m To door )

Rear and side facing double glazed window and central heating radiator. Door to..

## Cloakroom

Low flush WC and vanity wash hand basin. Side facing double glazed window.

## Stairs And Landing

Stairs rising to first floor accommodation with side facing double glazed window and access to loft space.

## Bedroom One

13' 2" To wardrobe x 8' 9" ( 4.01m To wardrobe x 2.67m )

Built into wardrobe to one wall. Front facing double glazed window and central heating radiator.

## Bedroom Two

9' 1" x 9' 2" ( 2.77m x 2.79m )

Built in cupboard. Rear facing double glazed window and central heating radiator.

## Bedroom Three

10' 5" x 6' 7" MAX ( 3.17m x 2.01m MAX )

Cupboard housing combi boiler. Front facing double glazed window and central heating radiator.

## Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin in base unit and shaped bath with rainfall shower over. Full tiling to walls and tiled flooring. Rear facing double glazed window.

## Outside Space

Parking to the front leading down to car port. Stocked boarders. Attached car port having power and lighting. Separate detached garage used for storage with power and lighting and workshop area. Patio garden to the rear with mature plants and shrubs.



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## Buttermere Close, North Anston Sheffield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- \*\*\* GUIDE PRICE - £175,000 \*\*\*
- COUNCIL TAX BAND - B

Tenure: Freehold EPC Rating: D

guide price

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT106973 - 0002

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