



Church Lane, Dinnington Sheffield S25 2LY

welcome to

Church Lane, Dinnington Sheffield

LOOKING TO DOWNSIZE? This one bedroom bungalow is ideal for a retired couple. Having a detached garage and well stocked garden. NO UPWARD CHAIN



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.

Entrance Hall

Double glazed entrance door, central heating radiator and built in cupboard.

Lounge

14' x 11' (4.27m x 3.35m)

Wall mounted electric fire, rear and side facing double glazed window and central heating radiator.

Kitchen

9' excluding door x 6' (2.74m excluding door x 1.83m)

Fitted kitchen with a range of wall and base units in need of refurbishment. Incorporating a stainless steel sink unit, space for a gas oven and space for a fridge. Built in cupboard, combi boiler an rear facing double glazed window.

Bedroom One

11' x 11' 1" into door (3.35m x 3.38m into door)

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

Bathroom

Fitted with a shower enclosure, wash hand basin and wc. Fully tiled walls, central heating radiator and double glazed window.

Exterior

Well stocked mature garden to the front of the property with driveway to the side leading to the detached garage with power and lighting. Rear garden with timber shed.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED ONE BEDROOM BUNGALOW
- NO UPWARD CHAIN

Tenure: Freehold EPC Rating: D

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107047 - 0005

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