



Nursery Road, North Anston Sheffield S25 4BS

welcome to

Nursery Road, North Anston Sheffield

ATTENTION FIRST TIME BUYERS! DON'T MISS OUT! RECENTLY RENOVATED TWO BEDROOM MID TERRACED. Superb location with great access to schools, transport links and local amenities. ***GUIDE PRICE £130,000***



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 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.

Entrance Porch

Carpet flooring and front facing double glazed UPVC door.

Lounge

13' 6" x 12' 7" Into recess (4.11m x 3.84m Into recess)
Carpet flooring, central heating radiator, storage cupboard and front facing double glazed bay window.

Kitchen Diner

27' 6" x 12' 4" (8.38m x 3.76m)
Modern fitted gloss kitchen with a range of wall and base units incorporating sink and drainer, cupboard

housing combi boiler, electric oven, induction hob, fridge freezer and plumbing for washing machine. Wood flooring, central heating radiator, rear facing double glazed window, side facing double glazed window and rear facing double glazed UPVC door.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring and central heating radiator.

Bedroom One

14' 2" Into bay x 12' 8" Into recess (4.32m Into bay x 3.86m Into recess)
Carpet flooring, central heating radiator and front facing double glazed bay window.

Bedroom Two

13' 2" x 9' 5" (4.01m x 2.87m)
Carpet flooring, central heating radiator, storage cupboard and rear facing double glazed window.

Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and paneled bath with rainfall shower over. Luxury vinyl tiled flooring. heated towel rail, partial wall tiling and rear facing double glazed window.

Outside Space

To the rear of the property is a patio seating area, lawned garden and off road parking.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO BEDROOM MID TERRACED
- RECENTLY RENOVATED

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107665 - 0005

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