



Winnipeg Road, Bentley DONCASTER



welcome to

Winnipeg Road, Bentley DONCASTER

This attractively priced three bedroom semi-detached home benefits from two reception rooms, a ground floor WC, a generous rear garden and a driveway providing off road parking. Situated in this popular location with close links to a range of schools, supermarkets and transport links.



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 Hall

With a front facing exterior door and stairs which rise to the first floor landing. There is access to the lounge and dining room.

Lounge

17' 4" x 11' 2" (5.28m x 3.40m)

With a front facing double glazed window and rear facing French doors which lead out to the rear garden. There is a gas feature fireplace as the focal point of the room, a central heating radiator and access to the rear lobby.



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Dining Room

12' 7" into bay x 12' 1" max (3.84m into bay x 3.68m max)

With a front facing double glazed bay window, a central heating radiator and access through to the kitchen.

Kitchen

12' 2" x 6' 9" (3.71m x 2.06m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a gas cooker point, a wall mounted boiler, plumbing for a washing machine and space for a fridge and freezer. There is partial tiling, splashback, a central heating radiator and a rear facing double glazed window.

Rear Lobby

With a rear facing door which provides access to the rear garden and access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC and a rear facing obscure double glazed window.

First Floor Landing

With a rear facing double glazed window, a central heating radiator and a loft hatch.

Bedroom One

11' x 11' 5" (3.35m x 3.48m)

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

Bedroom Two

12' 2" max x 9' 7" (3.71m max x 2.92m)

With a front facing double glazed window, a central heating radiator and a storage cupboard.

Bedroom Three

7' 4" x 9' 3" (2.24m x 2.82m)

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin, a bath and a shower cubicle. There is partial tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

Outside

To the front of the property there is a well established mature flower bed and shrub front garden with footpath to the front entrance. To the side of the property there is a driveway providing off road parking. To the rear of the property there is a generous lawned garden with an extensive patio and a variety of mature shrubs and plants to the borders.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ATTRACTIVELY PRICED TO ALLOW FOR MODERNISATION
- THREE BEDROOM SEMI-DETACHED HOME

Tenure: Freehold EPC Rating: D

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123234 - 0003

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