



Emerson Avenue, Stainforth Doncaster DN7 5QG

welcome to

Emerson Avenue, Stainforth Doncaster

A rare chance to acquire a three bedroom semi-detached property in the heart of Stainforth via modern method of auction. Offering an exciting renovation opportunity for investors, developers, or ambitious first-time buyers! Call us on 01302 842999 to arrange your viewing!



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.

Lounge

20' 8" max x 11' 6" max (6.30m max x 3.51m max)
Including wooden floor covering, two central heating radiators and both front and rear facing double glazed windows.

Dining Room

11' 6" x 9' 5" plus recess (3.51m x 2.87m plus recess)
Including a front facing double glazed window, carpet floor covering and a central heating radiator.

Kitchen

10' 7" max x 15' 2" max (3.23m max x 4.62m max)
The fitted kitchen, which includes both wall and base

units, features a sink and drainer unit, a rear facing double glazed window, a central heating radiator, tiled floor covering, a storage space and a rear facing door.

Bedroom One

15' 1" into recess x 11' 5" max (4.60m into recess x 3.48m max)

Featuring a front facing double glazed window, a central heating radiator and wooden floor covering.

Bedroom Two

10' 7" max x 11' 1" (3.23m max x 3.38m)

Including a front facing double glazed window, a central heating radiator and wooden floor covering.

Bedroom Three

13' 1" max x 9' 1" max (3.99m max x 2.77m max)

Comprising of a rear facing double glazed window, wooden floor covering and a central heating radiator.

Bathroom

Featuring a WC, wash hand basin, a shower, a bath, a rear facing double glazed window, a central heating radiator and tiled wall and floor coverings where visible.

Rear Garden

Featuring a paved area, a lawn space and gated access.



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Emerson Avenue, Stainforth Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sold Via Auction - No Onward Chain!
- Exciting Renovation Project!

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£75,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HTF106224 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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