



Southey Crescent, Maltby Rotherham S66 7LY

welcome to

Southey Crescent, Maltby Rotherham

Offered to the market with NO CHAIN is this deceptively spacious three bedroom property with great potential making it an ideal opportunity investor. Being conveniently located close to local amenities, schools and major transport links. Available to Cash Buyers Only!!



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.

Kitchen

9' extending to 16' " Max x 11' 9" (2.74m extending to 4.88m Max x 3.58m)

A fitted kitchen comprising a range of wall, drawer and base units, contrasting worktops, sink drainer and space for whitegoods including plumbing for a washing machine. Has front and rear facing double glazed windows, side and rear double glazed UPVC doors and one central heated radiator. Stairs rise to the first floor.

Bathroom

A three piece suite offering a wash hand basin, W.C. and bath. Has a rear facing double glazed window and a central heated radiator.

Lounge

16' 1" x 12' Max (4.90m x 3.66m Max)

Dual aspect lounge with front and rear facing double glazed windows, gas fire and a central heated radiator.

Landing

Has a rear facing double glazed window, airing cupboard and access to the loft space.

Bedroom One

16' 1" x 8' 8" Max (4.90m x 2.64m Max)

Double bedroom with front and rear double glazed window and one central heated radiator.

Bedroom Two

10' 5" x 8' 9" (3.17m x 2.67m)

Offering a front double glazed window a storage cupboard and one central heated radiator.

Bedroom Three

7' x 9' 4" (2.13m x 2.84m)

Having a rear double glazed window and a central heated radiator.

Outside

To the front of the property is a paved patio, pebbled areas and paved path leading to the front door. A side gate leads to the rear.

The rear garden has a raised decking area, pebbled area and lawn.

Agents Note

We believe that the property is of non-standard construction but have been limited as to the information available to confirm the construction type. We ask that buyers make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.



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Southey Crescent, Maltby Rotherham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN!!!
- Semi-Detached with Three Bedrooms

Tenure: Freehold EPC Rating: D

guide price

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106017 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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