



Aspen Walk, Maltby Rotherham S66 8DH

welcome to

Aspen Walk, Maltby Rotherham

Available with NO CHAIN is this semi- detached three bedroom home offering a great refurbishment opportunity. Having deceptively spacious accommodation throughout, front and rear gardens and is located within a popular residential area of Maltby with convenient access to Schools and amenities.



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

Entry to the property through a front facing upvc door with hallway leading onto the stairs for the first floor accommodation and rear porch. Hallway features two storage cupboards, one central heated radiator and access to all downstairs living areas and w/c.

Cloakroom

Conveniently offering a wash hand basin and w/c. Cloakroom also features a double glazed window to the rear.

Lounge

14' 3" x 11' 1" (4.34m x 3.38m)
Front aspect lounge area with a focal gas fire and surround. Room also benefits from a double glazed window to the front and has one central heated radiator.

Kitchen

14' 2" x 9' 6" extending to 11' 8" Into Recess (4.32m x 2.90m extending to 3.56m Into Recess)
Fitted with wall, draw and base units with contrasting work surfaces housing the sink and drainer. Benefiting from a rear double glazed window and has one central heated radiator.

Rear Porch

Entrance to the rear porch through a rear upvc door and benefits from double glazed windows to the side and rear.

Landing

Access to all bedrooms and bathroom along with access to the loft through a loft hatch. The landing also features an airing cupboard.

Bedroom One

10' 10" extending to 14' 2" Into Door x 11' 3" Max (3.30m extending to 4.32m Into Door x 3.43m Max)
A front facing double bedroom with built in wardrobes, having a double glazed window to the front and one central heated radiator.

Bedroom Two

12' 6" extending to 14' 6" Into Door x 9' 6" Max (3.81m extending to 4.42m Into Door x 2.90m Max)
Double bedroom with fitted wardrobes, featuring a rear double glazed window and one central heated radiator.

Bedroom Three

8' 1" x 9' 8" (2.46m x 2.95m)
Double bedroom with built in wardrobes, having a double glazed window to the front and one central heated radiator.

Shower Room

Walk in shower room comprising a wash hand basin, w/c and walk in mains shower. Having pvc panneling to the walls, extractor fan, a rear double glazed window and one central heated radiator.

Outside

The front of the property features a paved path leading to the front door, a lawned garden are with flower beds and shrubs.

To the rear of the property is two paved patio seating areas, lawn with flower beds and hedgerow surrounding the garden area,

Outbuildings

Brick built shed to the rear perfect for added storage.

Agents Note

We understand the property is of non-standard construction and believe it to be a Crosswall Construction. We recommend checking lending criteria and speaking with your conveyancer.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN!!
- Refurbishment Opportunity

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

guide price

£90,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MBY106324 - 0003

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