



**Bay Tree Avenue, Flanderwell Rotherham S66 2PT**

**welcome to**

**Bay Tree Avenue, Flanderwell Rotherham**

STARTING BID: £115,000 - BLINK AND YOU'LL MISS IT! - This three bedroom semi-detached property is offered to market making the ideal family purchase. Boasting spacious living throughout with well-maintained rear garden and off road parking. DON'T DELAY!!!



## 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 £300 inc VAT towards the preparation cost of the pack.

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

Having a front facing door and a radiator.

## Downstairs W.C.

Fitted with a hand wash basin and a W.C. Having a front facing window.

## Lounge

14' x 14' 9" into chimney breast recess ( 4.27m x 4.50m into chimney breast recess )  
Having a rear facing window and a radiator.

## Dining Room

10' 3" x 9' 4" ( 3.12m x 2.84m )  
Having a rear facing window and a radiator.

## Kitchen

11' 7" x 7' 6" ( 3.53m x 2.29m )  
Fitted with wall and base units with worktops housing the sink & drainer. There is space for a cooker and a fridge/freezer. Having a front facing window.

## Landing

Providing entry to the loft.

## Bedroom One

11' 5" x 13' 5" to maximum point ( 3.48m x 4.09m to maximum point )  
Having a rear facing window and a radiator.

## Bedroom Two

10' 8" x 10' 3" ( 3.25m x 3.12m )  
Having a rear facing window and a built in storage cupboard.

## Bedroom Three

7' 10" plus recess x 7' 4" into recess ( 2.39m plus recess x 2.24m into recess )  
Having a front facing window and a radiator.

## Bathroom

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having a front facing window and a radiator.

## Outside

To the front is a lawned garden.

To the rear is a lawned garden and a garage providing off road parking.



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## Bay Tree Avenue, Flanderwell Rotherham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom semi-detached property
- Spacious accommodation throughout

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:  
RTF114861 - 0003

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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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