



Wellfield Road, Rotherham S61 3LJ

welcome to

Wellfield Road, Rotherham

STARTING BID £145,000 - CLICK, BID, BUY - This three bedroom end terraced property is offered to market making the ideal purchase for the FTB/small family. Boasting spacious accommodation throughout with delightful gardens...CALL TO VIEW!!!



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

Having a front facing door and a radiator.

Lounge

12' 8" into chimney breast recess x 12' 9" (3.86m into chimney breast recess x 3.89m)

Having a front facing double glazed window and a radiator.

Dinign Room

7' 8" x 9' 3" (2.34m x 2.82m)

Having a rear facing double glazed window and a radiator.

Kitchen

7' 9" x 9' 11" (2.36m x 3.02m)

Fitted with wall and base units with worktops housing the sink & drainer. There is also space for a cooker, a fridge/freezer and a washing machine. Having a side facing door and a rear facing double glazed window and a radiator.

Bedroom One

12' 10" x 12' 9" (3.91m x 3.89m)

Having a front facing double glazed window and a radiator.

Bedroom Two

12' 11" x 9' 2" (3.94m x 2.79m)

Having a rear facing double glazed window and a radiator.

Bedroom Three

8' 1" x 7' 3" plus fitted wardrobes (2.46m x 2.21m plus fitted wardrobes)

Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a bath, a hand wash basin and a WC.

Having a side & rear facing double glazed window.

Outside

To the front of the property is a well presented lawned garden.

To the rear is a lawned garden with a patio.



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Wellfield Road, 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: Awaiting

guide price

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115913 - 0002

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