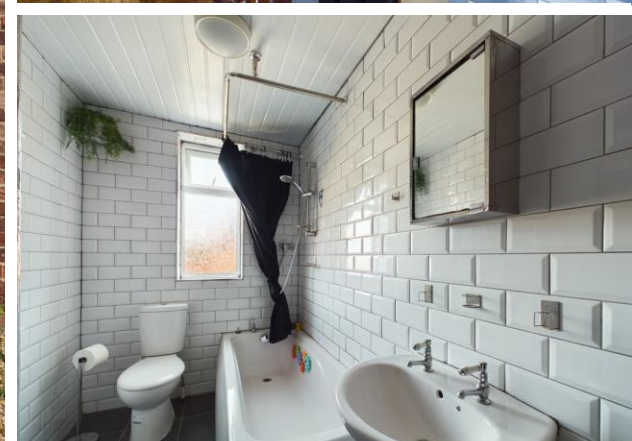


**FOR SALE**



**Oldgate Lane, Thrybergh**  
**Auction Guide Price £80,000**

**MARTIN&CO**





## Oldgate Lane, Thrybergh

3 Bedrooms, 1 Bathroom

**Auction Guide Price £80,000**

- Online auction
- Three bedrooms
- Dining kitchen
- Lounge
- Off road parking

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000

Welcome to this spacious three-bedroom mid-terrace home situated in the highly sought-after area of Thrybergh. Its prime location ensures easy accessibility to public transportation links and a wide range of local amenities.

As you step inside, you will be greeted by a warm and inviting lounge featuring laminate flooring and an attractive feature fire surround, creating a cozy atmosphere. The dining kitchen boasts stylish beech-effect fitted wall and base units, offering ample storage space for all your needs.

Moving upstairs to the first floor landing, you will discover two well-sized bedrooms and a family bathroom furnished with a white three-piece suite. Additionally, the second floor presents an additional bedroom, providing flexibility and extra space for a growing family or visiting guests.

Externally, the property offers a well-maintained lawn garden at the front and a rear garden that conveniently doubles as off-road parking, ensuring secure and convenient parking options for residents.



Auctioneers Additional Comments  
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments  
In order to secure the property and ensure





commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

**LOUNGE** With coving and rose to the ceiling. The focal point of the room is the feature fire surround with electric stove, laminate floor, front facing window and entrance door.

**INNER HALL** With stairs to the first floor landing.

**DINING KITCHEN** Having a range of fitted wall and base units in beech effect, wall units include extractor hood. Base units include gas cooker point, plumbing for washing machine, space for fridge freezer, single bowl sink, tiled floor, tiled splash backs, rear facing entrance door and rear facing window.

#### FIRST FLOOR LANDING

**BEDROOM ONE** A double size room with front facing window.

**BEDROOM TWO** A good size second bedroom with rear facing window.

**BATHROOM** Having a white three pieces suite which comprises of a low flush w.c, wash hand basin, bath with shower set over, tiled floor, tiled walls and rear facing window.

#### SECOND FLOOR

**ATTIC BEDROOM THREE** A fantastic size room with rear facing window.

**OUTSIDE** To the front of the property is a lawn garden. To the rear is off road parking / patio garden.



%epcGraph\_c\_1\_544%





## Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA  
T: 01709 544982 • E: rotherham@martinco.com

# 01709 544982

<http://www.martinco.com>

**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.