

FOR SALE



Poplar Avenue, Goldthorpe
Auction Guide Price £52,000


MARTIN & CO



Poplar Avenue, Goldthorpe

3 Bedrooms, 1 Bathroom

Auction Guide Price £52,000

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- Three bedrooms
- Dining kitchen

Offered with no chain involved is this three bedroom mid terrace property. Perfect for both landlords/investors and private buyers, this property benefits from its convenient location with easy access to commuter links and local amenities. The property briefly comprises of lounge. Inner hall with stairs to the first floor landing. Dining kitchen with a range of fitted wall and base units. Rear lobby with door to the garden and access to the bathroom. Bathroom with a white three piece suite. First floor landing there are two bedrooms. Second floor landing bedroom three. Outside garden areas to front and rear.



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 A good size reception room which has front facing window and front facing entrance door.

INNER HALL With stairs rising to the first floor landing.

DINING KITCHEN Having a range of fitted wall and base units, wall units include extractor hood. Base units are set beneath contrasting worktops which include a single bowl sink, plumbing for washing machine, oven, hob, tiled splash backs and rear facing window.

REAR LOBBY With side facing entrance door and access to the downstairs bathroom.

BATHROOM Having a white three piece suite which comprises of low flush w.c, wash hand basin, bath and

side facing window.

FIRST FLOOR LANDING With stairs rising to the second floor bedroom.

BEDROOM ONE A good size bedroom with front facing window.

BEDROOM TWO A good size bedroom with rear facing window.

ATTIC BEDROOM THREE With rear facing roof window and eaves storage.

OUTSIDE There is a forecourt style garden to the front and rear garden area.



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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.