

**FOR SALE**



**Broadwater, Bolton On Dearne**  
**Auction Guide Price £80,000**

  
**MARTIN&CO**





## Broadwater, Bolton On Dearne

3 Bedrooms, 1 Bathroom

Auction Guide Price £80,000

- On line Auction
- Buyer Options Available
- Investment opportunity
- Good size garden
- Suit investor or private buyer

This three-bedroom semi detached property offers a blend of comfort, convenience, and outdoor space. Nestled in the heart of Bolton On Dearne, of interest to investor or private buyer.

The property boasts a generously sized rear garden, offering an ideal retreat for outdoor enthusiasts. The garden features a spacious lawn where children can play or you can indulge in gardening pursuits.

### \*\*Interior Features:\*\*

#### \*Ground Floor:\*

- \*Entrance Hall:\* As you step inside, you are welcomed by an entrance hall, providing access to all ground floor rooms and the staircase leading to the first floor.

- \*Lounge:\* The lounge is a cozy and inviting space, making it a perfect spot for relaxation.

- \*Dining room.\* Separate dining room.

- \*Kitchen:\* The kitchen is a true delight for home chefs. It is equipped with a range of fitted wall and base units in a beech effect, providing ample storage space for all your culinary essentials. The kitchen is designed for both functionality and style.



**\*First Floor:\***

- **\*Landing:\*** The first-floor landing provides access to three bedrooms and the family bathroom.

- **\*Bedrooms:\*** There are three well-proportioned bedrooms, each offering comfortable living space. These rooms can serve as bedrooms for a growing family, a home office, or a guest room, depending on your needs.

- **\*Family Bathroom:\*** The family bathroom is fitted with a white suite.

**\*\*Location and Amenities:\*\***

- The property benefits from excellent access to public transport links, making commuting a breeze.
- Dearne Valley Parkway is conveniently nearby, providing quick and easy access to the wider region.
- Local amenities, including shops, schools, and parks, are within easy reach, enhancing the quality of life for residents.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations



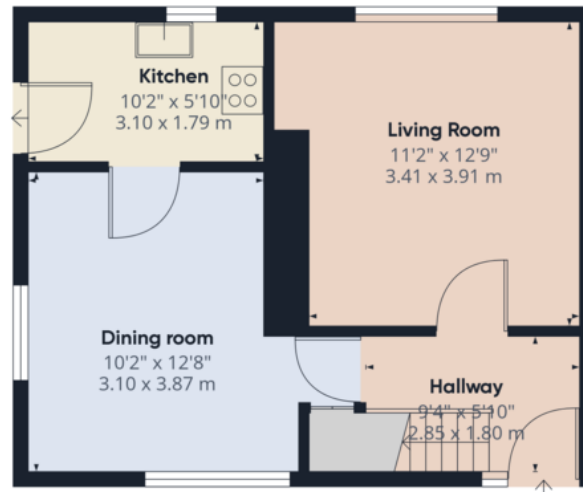


for Stamp Duty Land Tax.

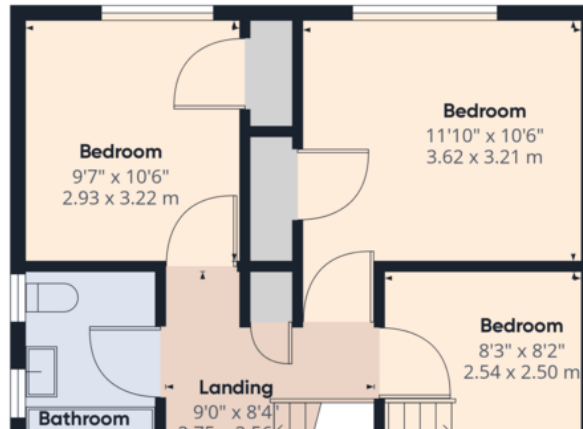
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional







Ground Floor



Approximate total area<sup>(1)</sup>  
846.71 ft<sup>2</sup>  
78.66 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

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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.