



9 Dane Street North, Thurnscoe, Rotherham, S63 0DP

**Auction Guide £80,000**

**\*\*FOR SALE VIA MODERN METHOD OF AUCTION ENDS 16th October 1.30pm\*\***

Offered WITH NO VENDOR CHAIN, is this three bedroom semi detached property, perfect for a variety of buyers and situated in this popular residential area of Thurnscoe. The property benefits from good sized gardens both to front and rear, with a shared driveway leading to the garage.

### Entrance Hall

Having a double glazed door:

### Lounge 13'11" x 11'8" (4.25 x 3.56)



Having a double glazed window, a radiator, electric fire with surround and wooden flooring.

### Kitchen/Diner 10'9" x 10'9" (3.29 x 3.30)



Having a range of wall and base units in white, with a sink unit, space for fridge freezer, oven and hob, tiled floor, a radiator and a wall mounted boiler. The property overlooks the rear elevation and has a double glazed door leading into the garden.

### Bathroom



Having a panelled bath, low flush w.c, hand wash basin with vanity unit, a double glazed window and a radiator.

### First Floor Landing

Having a double glazed window.

### Bedroom One 13'0" x 6'0" (3.97 x 1.84)



Having a double glazed window and a radiator.

### Bedroom Two 13'5" x 8'9" (4.11 x 2.69)



Having a double glazed window and a radiator.

### Bedroom Three 9'11" x 6'7" (3.03 x 2.03)

Having a double glazed window and a radiator.

### Outside



To the front of the property is a low maintenance garden area. To the side of the property is a shared driveway leading to the garage. To the rear of the property is a garden area which is fully enclosed with a pond.

### Material Information

Council Tax Band A

Tenure Freehold

Property Type Semi-detached House

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining .

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.

### **Auctioneers Comments**

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).

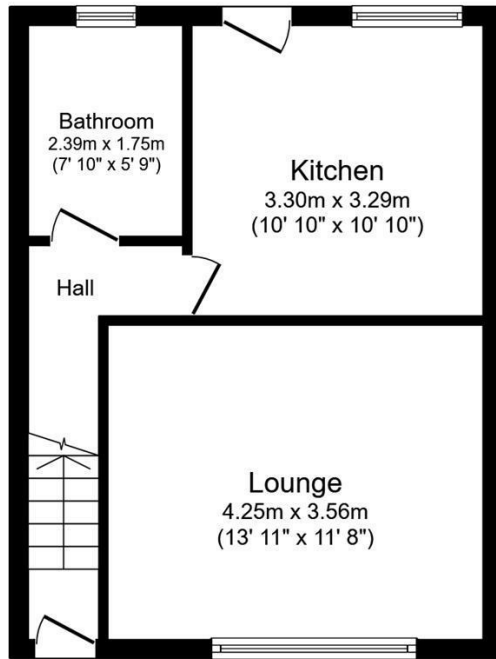
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

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.

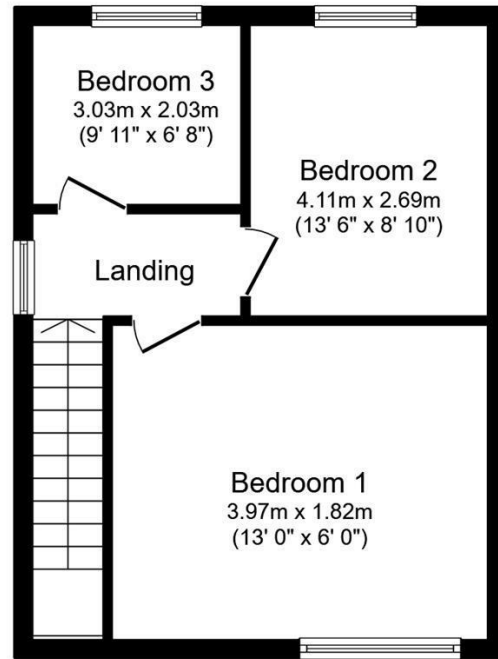
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## Floor Plan



### Ground Floor

Floor area 35.8 m<sup>2</sup> (385 sq.ft.)



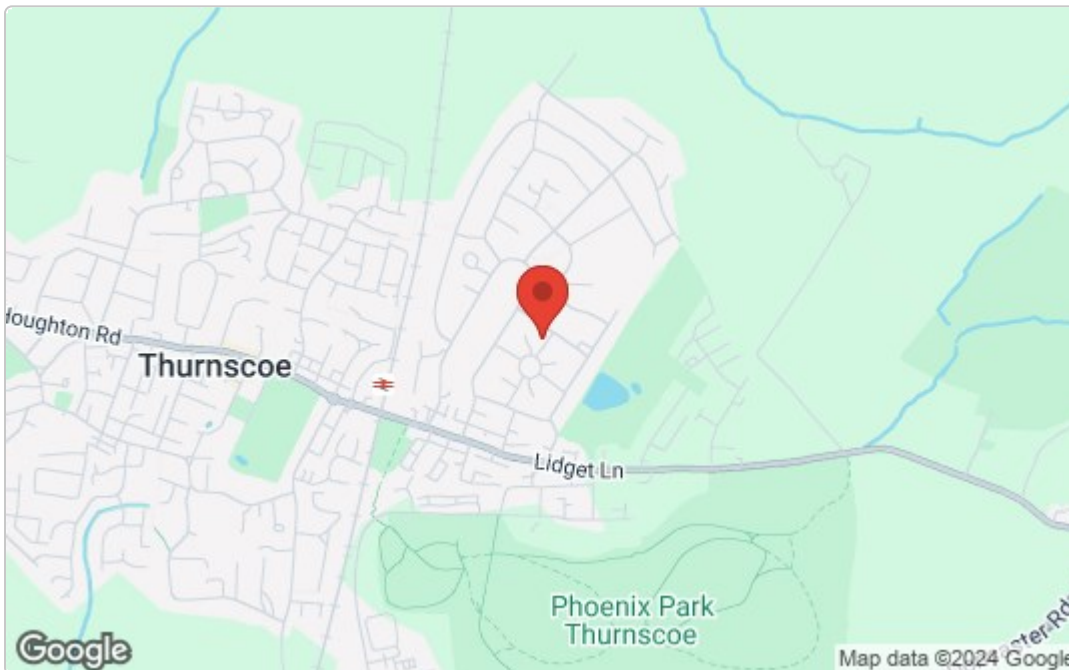
### First Floor

Floor area 35.8 m<sup>2</sup> (385 sq.ft.)

TOTAL: 71.6 m<sup>2</sup> (771 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**Merryweathers Mexborough** 14 High Street, Mexborough, Rotherham, S64 9AS

**Tel: 01709 590472** E-mail: [mexborough@merryweathers.co.uk](mailto:mexborough@merryweathers.co.uk)

**Offices also at: Rotherham & Barnsley**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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