



10 Steadfolds Close, Thurcroft, Rotherham, South Yorkshire, S66 9JY

Auction Guide £160,000

- FOR SALE BY MODERN METHOD OF AUCTION
- RESERVATION FEES APPLY
- QUIET AREA
- GARAGE
- VIEW BID BUY
- NO CHAIN
- OFF ROAD PARKING
- LOW MAINTENANCE GARDEN

Merryweathers are proud to offer to the open market this TWO BEDROOM DETACHED BUNGALOW with NO CHAIN. Offering a spacious lounge dining room, ample parking, a detached garage and low maintenance garden. The property is ideally located on a quiet close in a sought after location. Only a short 10 minute walk to amenities on Green Arbour Road.

The accommodation briefly comprises of; Entrance hallway, kitchen, lounge/ dining room, shower room and two bedrooms.

Front Elevation

To book a viewing please contact Merryweathers

To the front of the property is a pebbled garden. Off road parking for two vehicles under the car port is to the left of the property.

Entrance Hall 12'1" x 3'7" (3.7 x 1.1)

Having a UPVC side door, central heating radiator and two storage cupboards.

Kitchen 8'10" x 8'6" (2.7 x 2.6)

Having a range of fitted units to the walls and floor. Electric cooker point, plumbing for a washing machine and space for under counter fridge and freezer. Inset stainless steel sink, side facing UPVC window and central heating radiator.

Lounge 11'1" x 11'1" (3.4 x 3.4)

Having a feature gas fire, bow UPVC window and two central heating radiators.

Dining room 8'6" x 8'6" (2.6 x 2.6)

Leading from the lounge is the dining room.

Having a front facing UPVC window and central heating radiator.

Shower room 4'3" x 8'2" (1.3 x 2.5)

Having a low flush toilet, mixer tap sink and shower cubical. Central heating radiator and side facing UPVC window.

Bedroom One 10'5" x 11'1" (3.2 x 3.4)

Having a rear facing UPVC window, central heating radiator and fitted wardrobes and draws.

Bedroom Two 8'6" x 10'5" (2.6 x 3.2)

Having rear facing UPVC patio doors and a central heating radiator.

Rear Garden

The rear garden in fully paved.

Garage

A single garage with manual door.

MATERIAL INFORMATION

EPC E

Council tax band C

Freehold

AUCTIONEERS COMMENTS

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Floorplans

First Floor

Ground Floor

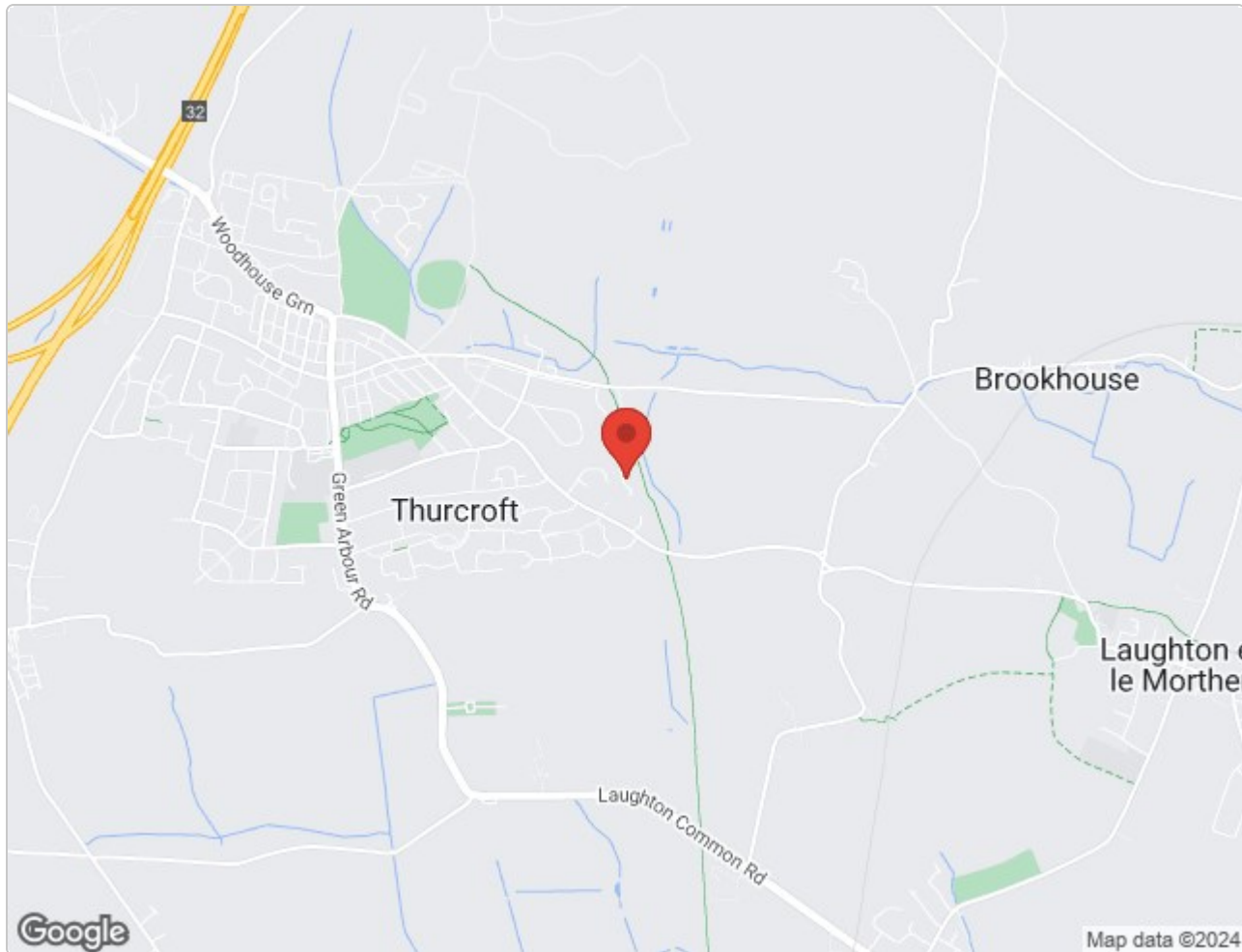


Ground Floor

Cellars

HM Land Registry - Title Plan

Area Map



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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