



130 Brinsworth Lane, Brinsworth, Rotherham, S60 5BX

Auction Guide £110,000

*** SOLD BY THE MODERN METHOD OF AUCTION*** This three bedroom semi detached property situated with NO FORWARD CHAIN which is offered for sale in this popular location of Brinsworth. The property is presented to a high standard throughout and would be suitable for a variety of purchasers under the modern method of auction.

AUCTION NOTE

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.

Entrance Hall

Being accessed via a double glazed door.

Kitchen 10'3" x 6'6" (3.13 x 1.99)



Having a range of wall and base units with a sink, space for washing machine, oven and a hob.

Lounge 15'4" x 13'5" (4.68 x 4.10)



Having patio doors leading to the rear garden, a storage cupboard and a radiator.

Downstairs W.C

Having a low flush w.c and a hand wash basin.

First Floor Landing

Bedroom 13'5" x 8'8" (4.11 x 2.65)

Having a double glazed window and a radiator.

Bedroom 13'5" x 9'4" (4.10 x 2.87)

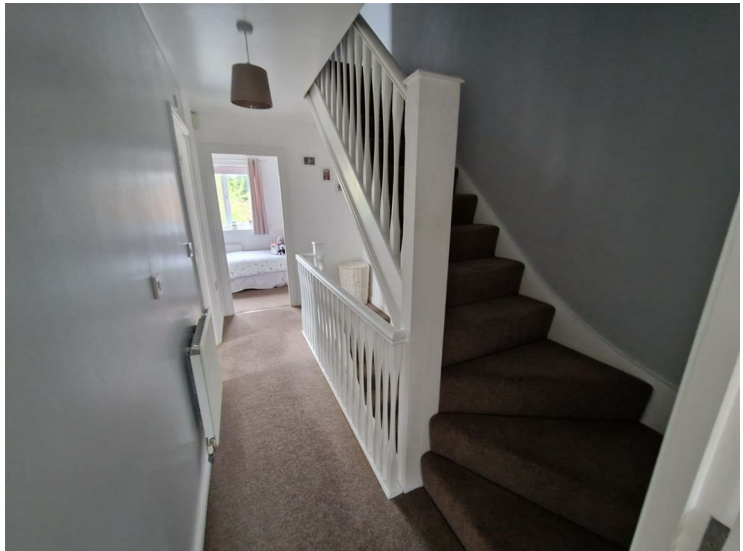
Having a double glazed window and a radiator.

Bathroom 7'1" x 6'9" (2.17 x 2.07)

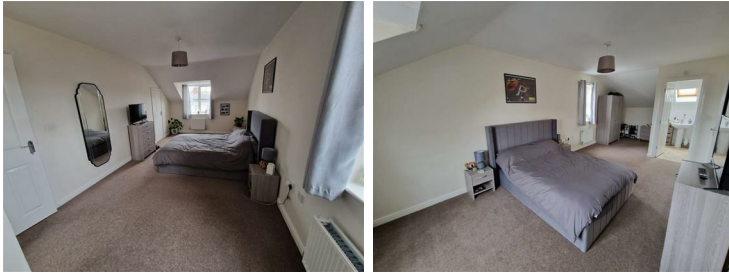


Having a three piece suite in white comprising of a low flush w.c, hand wash basin and panelled bath.

Second Floor Landing



Bedroom 25'11" x 10'0" (7.91 x 3.07)



Having a double glazed window and a radiator.

En Suite Shower Room 7'2" x 6'3" (2.19 x 1.91)



Having a shower cubicle, hand wash basin and low flush w.c

Outside



To the rear of the garden is an enclosed garden area. There is also a garage which provides off road parking.

Material Information

Council Tax Band C

Tenure Freehold

Property Type Semi-detached House

Construction type Brick built

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>

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – High Risk Area

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

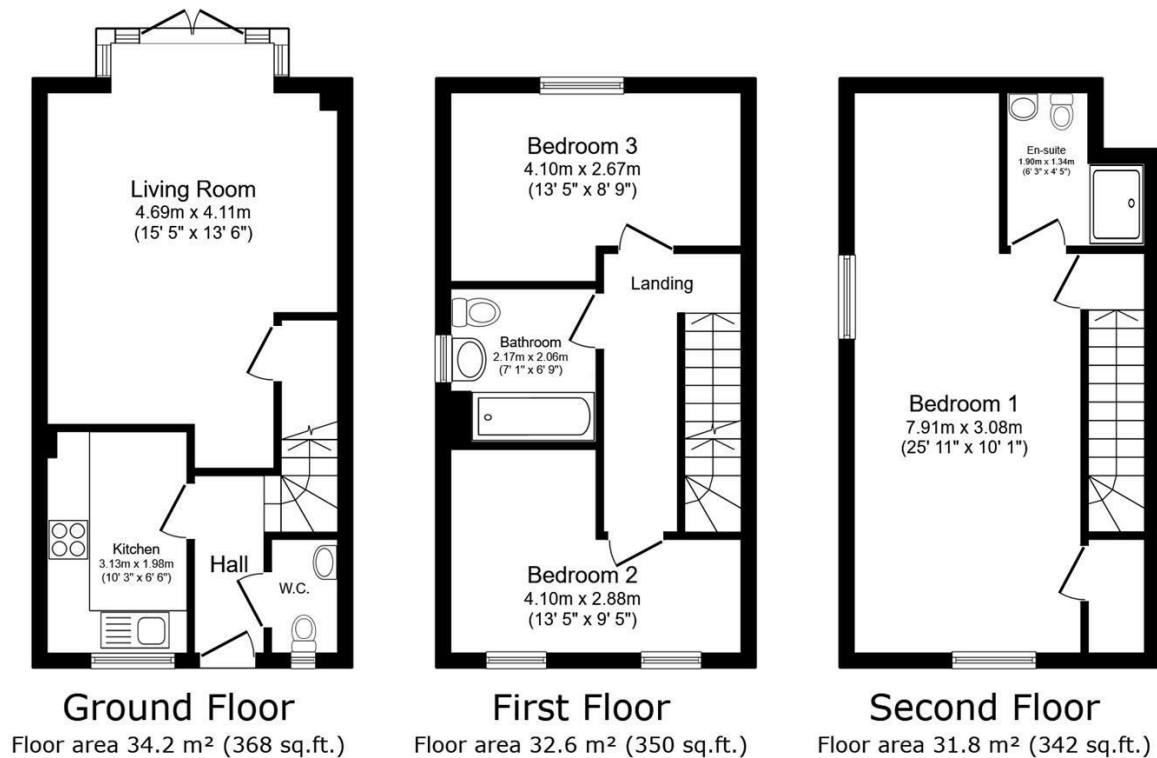
Coal mining area South Yorkshire is a mining area

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.

Floor Plan



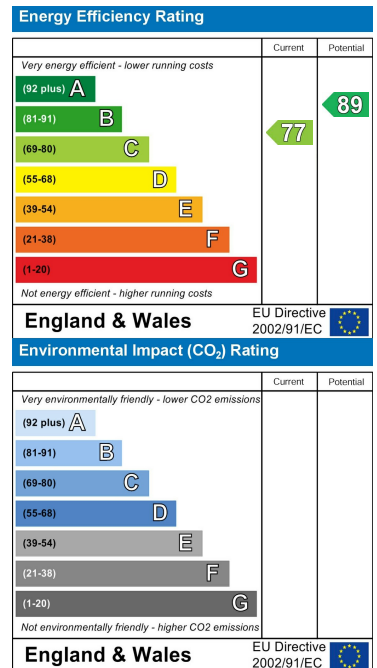
TOTAL: 98.5 m² (1,060 sq.ft.)

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



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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