



646 Upper Wortley Road, Thorpe Hesley, S61 2TA

Auction Guide £140,000

FOR SALE BY MODERN METHOD OF AUCTION START BID £140K A stone built THREE STOREY MID TERRACED HOUSE, offered for sale with NO UPWARD CHAIN and benefitting from GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING

The Cottage is only a moments drive from the M1 intersection and is centrally placed for both Rotherham and Sheffield.

LOUNGE 12'5" x 11'11" (3.8 x 3.64)



With composite front door and uPVC window, radiator and half glazed inner door to the Dining Room

FRONT BEDROOM 12'4" x 11'9" (3.77 x 3.6)



With uPVC window, radiator and deep under stairs cupboard

DINING ROOM 12'4" x 15'5" (3.76 x 4.7)



With an imposing dressed stone fireplace surround on a raised hearth, tiled floor, radiator and Cellar leading off.

BATHROOM 12'1" x 9'1" (3.7 x 2.79)



Comprising a free standing bath, vanity basin with cabinets beneath, W.C. and corner shower cubicle. Radiator and heated towel rail, two uPVC opaque windows

SECOND FLOOR

FRONT BEDROOM 12'4" x 8'11" (3.77 x 2.74)



With double panelled radiator and 'Velux' window

KITCHEN 10'7" x 8'7" (3.25 x 2.62)



With contemporary base and wall units incorporating an inset stainless steel sink set beneath the rear facing uPVC window with uPVC door to one side. Elec cooker and double oven with high level extractor canopy. Space and plumbing for washing machine, double panelled radiator and random exposed stone walling.

FIRST FLOOR LANDING

REAR BEDROOM 12'3" x 9'4" (3.74 x 2.87)



With double panelled radiator and 'Velux' window.

OUTSIDE



To the rear is a paved patio with lawned garden beyond.

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.

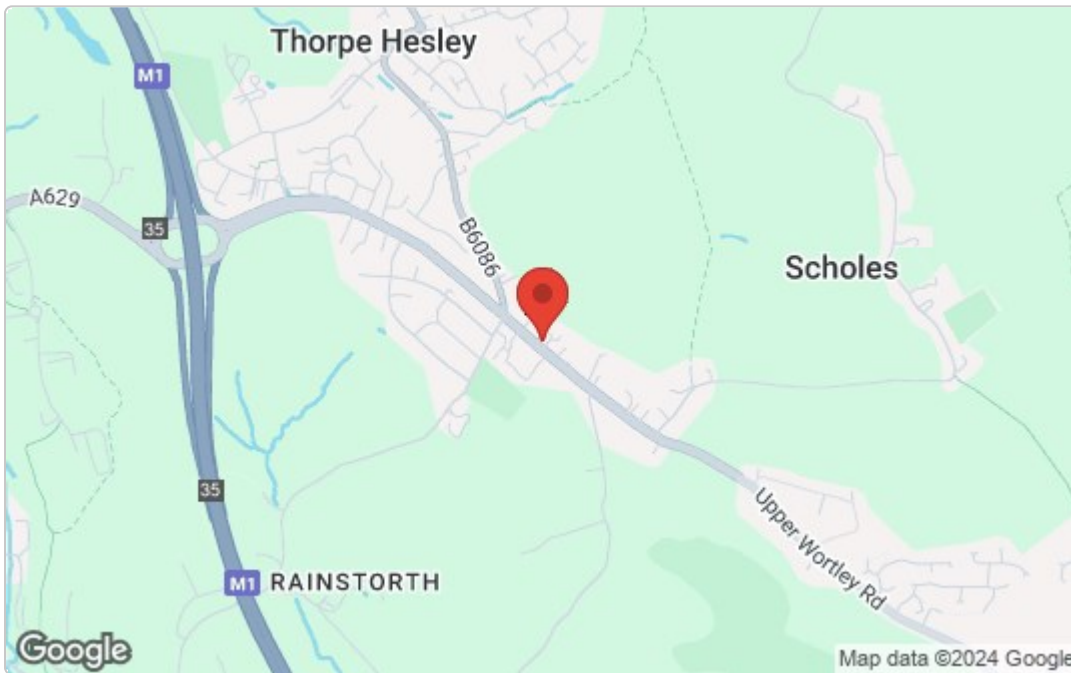
Referral Arrangements

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.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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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