



2 Firth Street, Greasbrough, Rotherham, S61 4PP

**Auction Guide £90,000**

**\*\*OFFERED FOR SALE VIA MODERN METHOD OF AUCTION\*\***

This property is this larger than average, two bedroom terrace situated in this popular area of Greasbrough. The property comprises of an entrance, lounge, dining room and kitchen to the first floor and to the second floor is two bedrooms and a bathroom. NO VENDOR CHAIN.

## AUCTIONEERS NOTES

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

UPVC entrance door leading to stairs

### Lounge 13'8" x 12'0" (4.17 x 3.66)



With front and side facing double glazed windows, central heating radiator.. The focal point to the room is the feature fireplace incorporating Living Flame gas fire with marble hearth and back with surround.

### Dining Room 12'11" x 10'5" (3.96 x 3.18)



Side facing double glazed window, central heating radiator and built in storage cupboard.

### Kitchen 9'3" x 8'7" (2.82 x 2.64)



Fitted with a range of wall, base and drawer units with roll edge work tops incorporating a 1½ bowl sink unit with mixer tap, space for cooker, plumbing for an automatic washing machine, central heating radiator, double glazed window and spotlights to ceiling recess. A double glazed door provides access to the rear.

### Bedroom One 11'10" x 12'9" (3.63 x 3.91)



Having a window and a radiator.

### Bedroom Two 13'5" x 7'3" (4.11 x 2.21)



Having a window and a radiator.

### Bathroom



A spacious bathroom fitted with a white suite comprising WC, pedestal wash hand basin with mixer tap and

panelled bath with mixer tap and shower attachment. With tiling to splashback height, double glazed window, heated towel rail and vinyl wood effect floor covering.

### Outside



Fronting the property is a pebbled forecourt and to the rear is a garden area. Potential for off road parking.

### Material Information

Material information

Council Tax Band A

Tenure Freehold

Property Type End terraced.

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>

Parking type on road parking

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

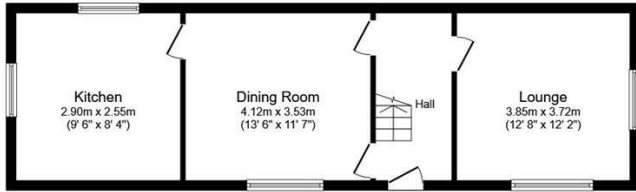
Coal mining area South Yorkshire is a mining area

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>

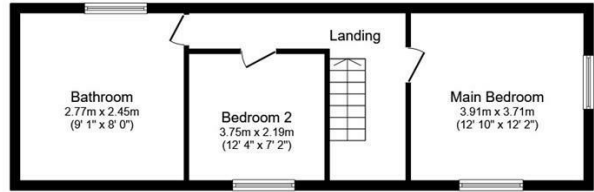
We advise all clients to discuss the above points with a convincing solicitor.

# Floor Plan



## Ground Floor

Floor area 50.7 sq.m. (546 sq.ft.)



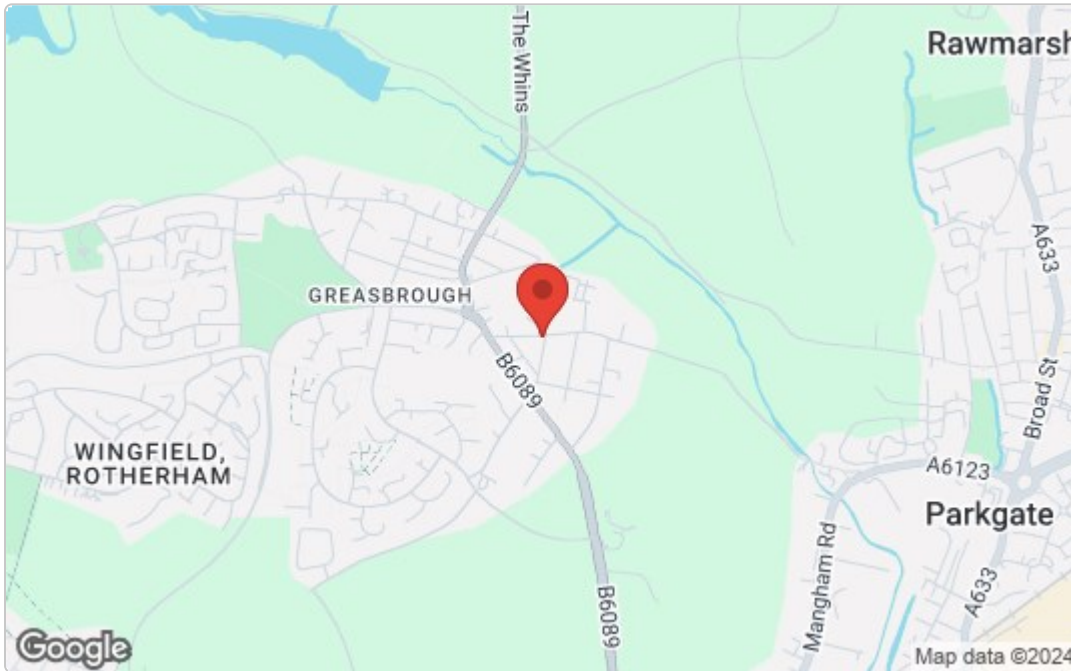
## First Floor

Floor area 46.6 sq.m. (501 sq.ft.)

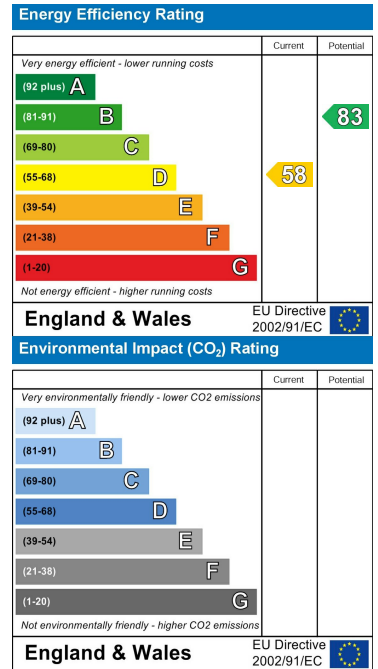
TOTAL: 97.3 sq.m. (1,047 sq.ft.)

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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