



43 Dale Road, Rawmarsh, Rotherham, S62 5AJ

**Auction Guide £100,000**

\*\*\*FOR SALE BY MODERN METHOD OF AUCTION\*\*\*

A larger than average THREE BEDROOM END TERRACED HOUSE, located in the old village, which will undoubtedly be of interest to investors and first-time buyers. The property is offered for sale with vacant possession and benefits from gas central heating from a combi boiler, uPVC double glazing and ample on-street parking. The accommodation briefly comprises: Entrance Porch, inner Hall, Lounge, separate Dining Room, Kitchen, three first floor Bedrooms and Bathroom. There is a paved garden to the rear.

## ENTRANCE PORCH

With uPVC door and windows

## ENTRANCE HALL



With 'Ideal' gas combination boiler and radiator, uPVC window

## LOUNGE 11'5" x 11'6" (3.48 x 3.52)



With period fireplace surround and open grate. Radiator and uPVC window

## INNER LOBBY

With radiator and staircase

## DINING ROOM 13'1" x 10'10" (4 x 3.32)



With stone fireplace surround and display shelves to both sides, electric fire, uPVC window and Cellar leading off

## KITCHEN 11'10" x 10'2" (3.62 x 3.1)



With base and wall units and polycarbonite sink, 2 uPVC windows and uPVC rear entrance door

## FIRST FLOOR LANDING



### **FRONT BEDROOM 14'9" x 10'2" (4.5 x 3.1)**



With fitted wardrobe, radiator and uPVC window

### **REAR BEDROOM 10'5" x 7'1" (3.19 x 2.16)**

With radiator and uPVC window

### **SIDE BEDROOM 11'5" x 8'10" (3.5 x 2.7)**



With radiator and uPVC window

### **BATHROOM**



Having a panelled bath with electric shower over, wash hand basin and W.C. Tiling to the walls and floor, radiator, uPVC opaque window and two storage cupboards

### **OUTSIDE**



To the rear is a paved patio/seating area.

### **AUCTION CONDITIONS**

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.

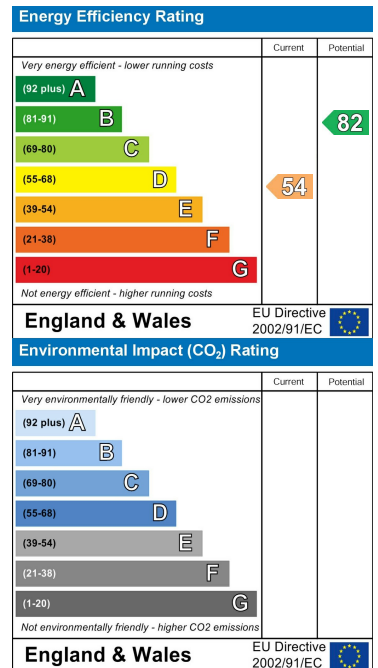
# Floor Plan



# 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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