



36 Limetree Crescent, Rawmarsh, Rotherham, S62 5LB

Auction Guide £70,000

****FOR SALE VIA MODERN METHOD AUCTION****

Offered to the market via modern method auction is this three bedroom semi detached property in the popular location of Rawmarsh Rotherham. The Property briefly comprises of two reception rooms, kitchen, three bedrooms two being doubles, wet room and separate WC. The property requires a full renovation throughout making it the perfect blank canvas for any investor.

Call MERRYWEATHERS on 01709 375591 to arrange your viewing today.

Lounge 12'7" x 13'2" (3.84 x 4.03)



With a front facing UPVC window, central heating radiator and gas fire.

Dining Room 10'2" x 10'11" (3.11 x 3.34)



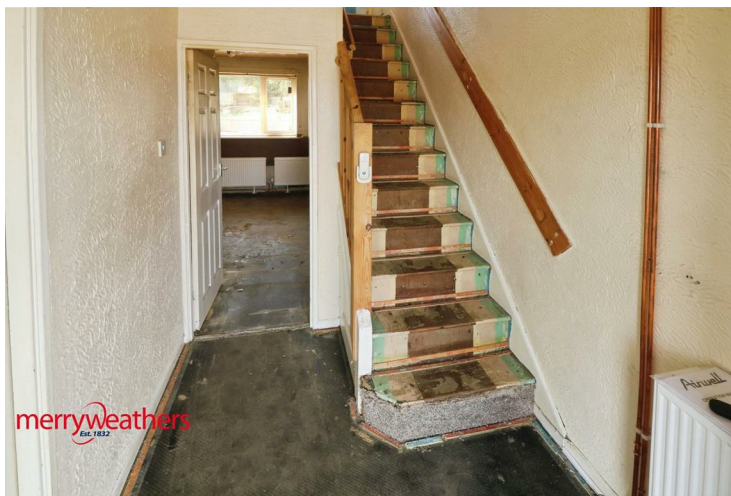
With a rear and side facing UPVC windows, two central heating radiators and a disused coke fire.

Kitchen 5'9" x 10'2" (1.76 x 3.12)



With a range of wall and base units with stainless steel sink and drainer unit and space and plumbing for a automatic washing machine.

Entrance Hall



With a front facing timber and glazed door, central heating radiator and stairs raising to the first floor accommodation.

WC 2'5" x 5'6" (0.74 x 1.68)



With a low flush WC, side facing UPVC window and central heating radiator.

Wet Room 4'9" x 5'5" (1.45 x 1.66)



With a pedestal hand wash basin, electric shower and central heating radiator.

Bedroom one 11'4" x 10'3" (3.47 x 3.14)



With a front facing UPVC window and central heating radiator. The room is of double size and benefits from a built in storage cupboard.

Bedroom Two 11'1" x 9'8" (3.40 x 2.97)



With a rear facing UPVC window and central heating radiator. The room is of double size and benefits from a built in storage cupboard.

Bedroom Three 8'4" x 8'2" (2.56 x 2.50)



With a front facing UPVC window and central heating radiator.

Rear Elevation



To the rear of the property is a split level garden made up of a laid to lawn area and patio space.

Front Elevation



To the front of the property is a small garden with timber fencing.

Auctioneers Comments

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.

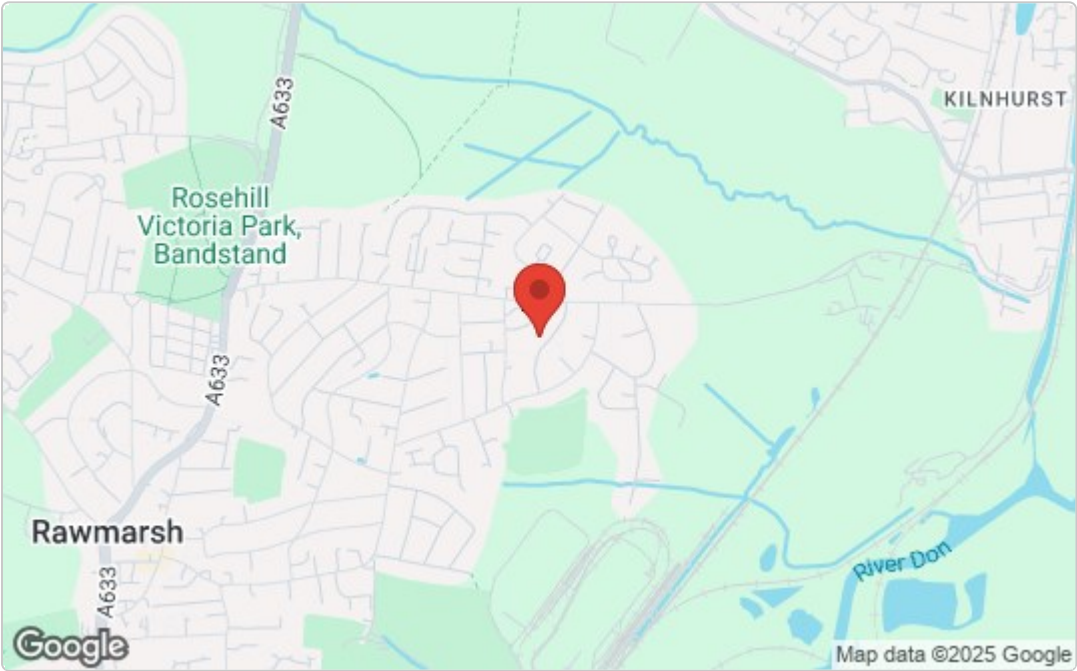
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

