



6 Falding Street, Rotherham, S60 1JB

Auction Guide £100,000

FOR SALE BY MODERN METHOD OF AUCTION

A SPACIOUS TWO BEDROOM SEMI-DETACHED HOUSE CLOSE TO THE TOWN CENTRE AND IDEALLY SUITED TO THE SPECULATOR/INVESTOR.

The property, which is located off College Road, has gas central heating, uPVC double glazing and on-street parking. The accommodation comprises: Hall, Lounge, Dining Kitchen, two Bedrooms and Bathroom. There is a small enclosed garden to the rear.

FRONT ENTRANCE HALL

With uPVC entrance door

LOUNGE 12'5" x 12'5" (3.79m x 3.8m)



With feature fireplace surround, polished stripped pine floor, radiator and uPVC window

DINING KITCHEN 16'0" x 13'6" (4.88m x 4.14)



With base and wall units including a stainless steel sink set beneath the rear facing uPVC window. Built-in gas hob and electric oven. uPVC rear entrance door, wall-mounted 'Glow-worm' gas central heating boiler, under stairs storage cupboard

LANDING

FRONT BEDROOM 12'5" x 12'4" (3.8m x 3.78m)



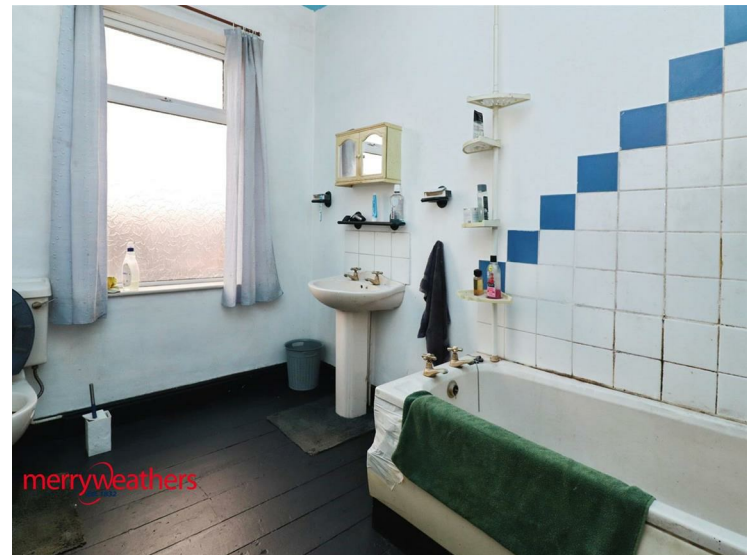
With radiator, uPVC window and storage cupboard

REAR BEDROOM 8'7" x 13'6" (2.63m x 4.14m)



With radiator and uPVC window

BATHROOM 7'1" x 10'9" (2.17m x 3.3m)



Comprising of a panelled bath with electric shower, pedestal wash basin and W.C. Radiator and uPVC opaque window

OUTSIDE

On-street car parking whilst to the rear is an enclosed garden with brick storeplace.

MATERIAL INFORMATION

Council Tax Band A

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>

Parking type On street 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>

AUCTIONEERS COMMENTS

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Floor Plan

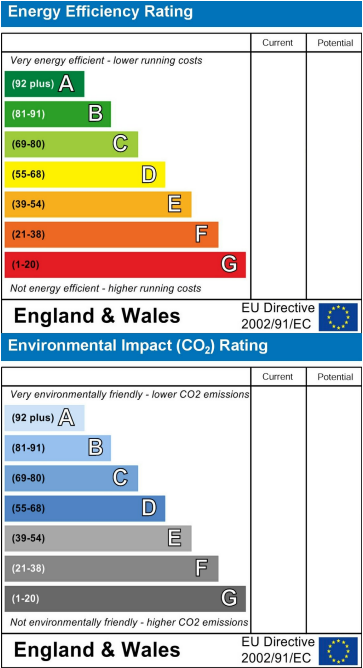


Area Map



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



www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

