

3 Park Road, Mexborough, S64 9PE

Auction Guide £130,000

****FOR SALE VIA MODERN METHOD AUCTION**** AUCTION END DATE THURSDAY 27TH MARCH AT 2PM

MEERYWEATHERS are proud to offer to the market with NO VENDOR CHAIN this charming detached bungalow, located in a desirable area with excellent transport links and amenities, features three bedrooms, two spacious reception rooms, a well-maintained kitchen, and a valuable parking space, making it an ideal home for first-time buyers or families.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

Property Introduction

Presenting for sale a delightful detached bungalow situated in a desirable location with excellent public transport links, local amenities and nearby parks. This property is in good condition and offers an ideal home for first-time buyers or families.

The property boasts two spacious reception rooms, both offering plenty of space for relaxing and entertaining. Reception room one benefits from a charming bay window, flooding the room with a wealth of natural light. Reception room two, on the other hand, offers a separate, more private space, perfect for quiet enjoyment or for use as a home office or study.

The property comes with a well-appointed kitchen, bathed with natural light, offering a pleasant environment for preparing meals. The kitchen has been meticulously maintained and provides ample storage and workspace.

Accommodation comprises three well-proportioned bedrooms. The master bedroom is a comfortable double room, offering a private sanctuary for the homeowners. Bedroom two is also a double room, ideal for guests or older children. The third bedroom is a single room, perfect for a child's bedroom or home office.

One of the unique features of this property is the inclusion of a parking space, an invaluable asset in any urban setting.

This bungalow offers plenty of potential for prospective buyers to create their perfect home in a popular and convenient location. With its good condition and generous living spaces, this property is not to be missed.

Lounge 10'11" x 10'5" (3.33 x 3.19)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric fire inset.

Dining Room 10'8" x 10'10" (3.26 x 3.32)



With a side facing UPVC window, central heating radiator and hand built in storage cupboard.

Kitchen 8'0" x 6'10" (2.45 x 2.09)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and wall mounted boiler.

Bedroom One 9'8" x 12'9" (2.96 x 3.89)



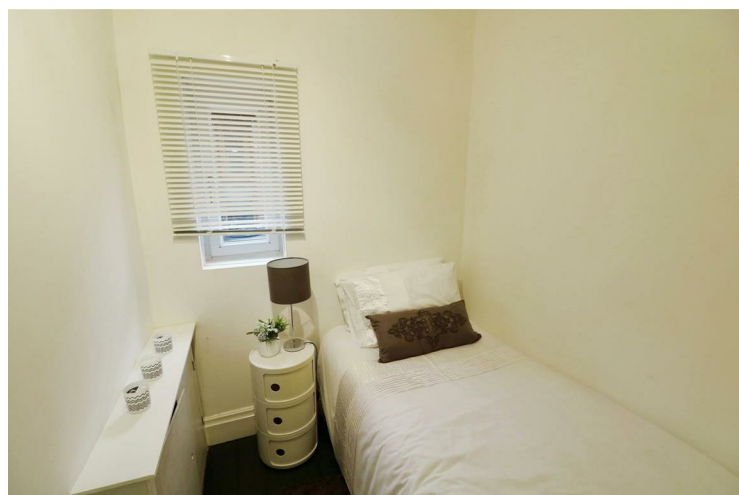
With a front facing UPVC bay window and central heating radiator. The room is of double size and benefits from neutral décor.

Bedroom Two 9'9" x 7'5" (2.99 x 2.27)



With a rear facing UPVC window and central heating radiator. The room is of double size and benefits from neutral décor.

Bedroom Three 5'10" x 6'7" (1.78 x 2.01)



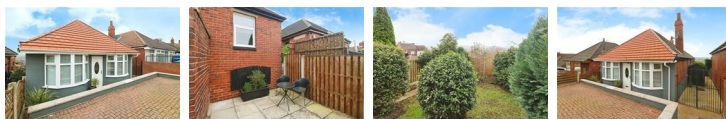
With a side facing UPVC window and central heating radiator. The room is of single size and benefits from neutral décor.

Bathroom 5'2" x 7'9" (1.60 x 2.38)



With a three piece suite comprising of a bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External



To the front of the property is a brick paved driveway providing off road parking for one vehicle.

To the rear of the property is a private laid to lawn garden with far reaching views, patio area and well established shrubs.

Material Information

Council Tax Band: B

Tenure: Freehold

Property Type: Detached

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: Driveway

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.

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.

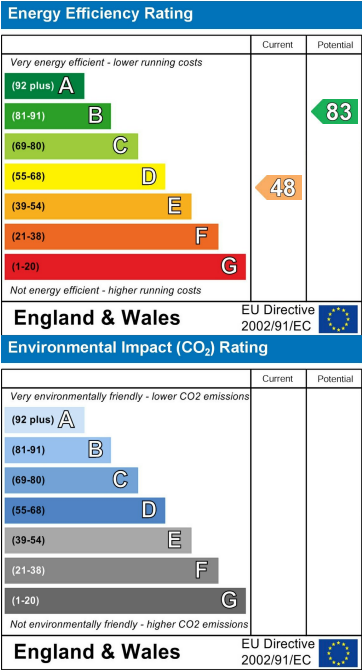
Floor Plan



Area Map



Energy Efficiency Graph



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.

www.merryweathers.co.uk

Merryweathers (Barnsley) Limited 8 Regent Street, Barnsley, S70 2EJ

Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk

Offices also at: Rotherham & Mexborough

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

