



73 Redcliffe Close, Barnsley, S75 2RU

**By Auction £225,000**

\*\*\* SOLD VIA THE MODERN METHOD OF AUCTION \*\*\*\* MERRYWEATHERS are pleased to offer to the market this fantastic detached property in a popular CUL DE SAC location with NO VENDOR CHAIN surrounded by green spaces, offering three bedrooms, two reception rooms, a well-equipped kitchen, bathroom, and a rare double garage, all set in a tranquil yet accessible suburban setting.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.



### Entrance Hall



With a side facing UPVC door and window, central heating radiator and stairs raising to the first floor accommodation.

### Lounge 10'4" x 15'7" (3.17 x 4.75)



With a front facing UPVC window, two central heating radiators and the focal point of the room being the decorative fireplace with electric fire.

### Dining Room 8'9" x 13'7" (2.69 x 4.15)



With a rear facing UPVC window and timber glazed doors providing access to the conservatory and central heating radiator.

### Kitchen 7'2" x 12'7" (2.19 x 3.84)



Set beneath the front facing UPVC double glazed window and incorporated into the roll edge work surface is a 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 useful pantry with also house the central heating boiler.

### Conservatory 6'5" x 7'6" (1.98 x 2.31)



With UPVC glazing to include a rear facing entrance door and enjoying views over the rear garden.

### Bedroom One 11'6" x 8'8" (3.51 x 2.65)



With two front facing UPVC windows and central heating radiator, the room has built in storage cupboards and benefits from additional fitted wardrobes.

### Bedroom Two 16'3" x 6'5" (4.97 x 1.97)



With a rear facing UPVC window and central heating radiator.

### Bedroom Three 7'6" x 10'5" (2.29 x 3.20)



With a rear facing UPVC window, central heating radiator and a range comprehensive fitted wardrobes.

### Bathroom 7'5" x 5'1" (2.28 x 1.55)



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.

### Front Elevation



To the front of the property is a laid to lawn garden with driveway which in turn provides access to the double detached garage.

### Rear Elevation



To the rear of the property is a flagged garden with decking area perfect for entertaining on those warmer days.

### Material Information

Council Tax Band: C

Tenure: Freehold

Property Type: Detached

Construction type Standard

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 with garage

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

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This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding.

The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please



contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT.

This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

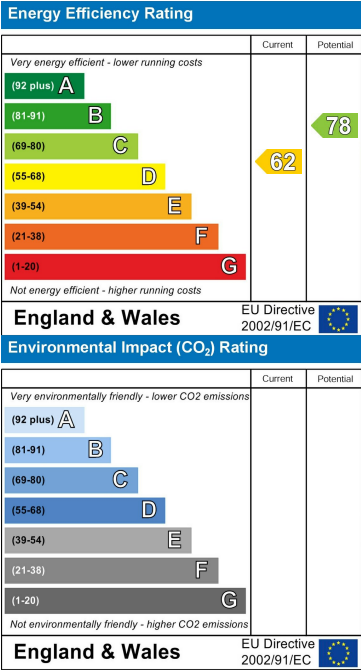
Floor Plan



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

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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