



5 Ridgway Avenue, Darfield, Barnsley, S73 9DU

Auction Guide £100,000

Modern Method Auction Sale

Offered to the market with no onward chain is this two bedroom semi detached property in the popular location of Darfield, Barnsley.

The Property Is well maintained but would benefit from modernisation briefly comprising of a lounge, kitchen, two double bedrooms and family bathroom. The property also boasts of a generously sized garden and driveway.

Viewings are highly recommended to appreciate what potential this property has to offer, call Merryweathers today to arrange your viewing on 01226 730850.

Entrance hall



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

Lounge 10'5" x 20'8" (3.19 x 6.30)



With a front facing upvc window, two central heating radiators, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset. The room also benefits from sliding patio door to the rear providing access to the rear garden.

Kitchen 8'8" x 10'9" (2.66 x 3.28)



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.

Landing

The landing features a built in storage cupboard which houses the combi boiler.

Bedroom One 16'1" x 9'6" (4.92 x 2.90)



With two front facing UPVC windows, decorative coving to the ceiling and central heating radiator. The bedroom also offers built in storage cupboards.

Bedroom Two 10'1" x 10'7" (3.09 x 3.23)



With a rear facing UPVC window and central heating radiator, the bedroom also features fitted wardrobes.

Bathroom 5'6" x 8'7" (1.68 x 2.62)



With a three piece suite comprising of a walk in shower, 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 laid to lawn garden with drive way providing off road parking for one vehicle. To the rear of the property is a generously sized laid to lawn garden ideal for families and entertaining on those warmer summer days

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.

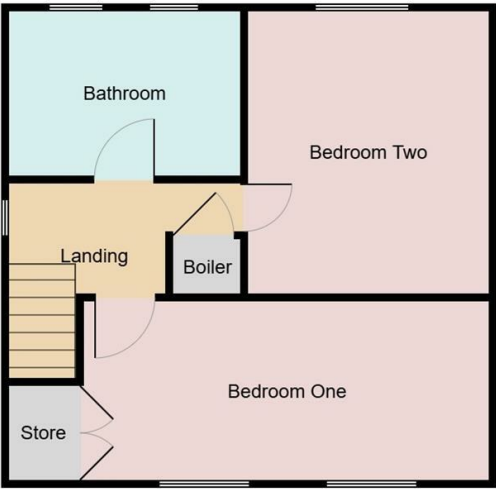
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase 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 £960.00 including VAT These services are optional.

Floor Plan

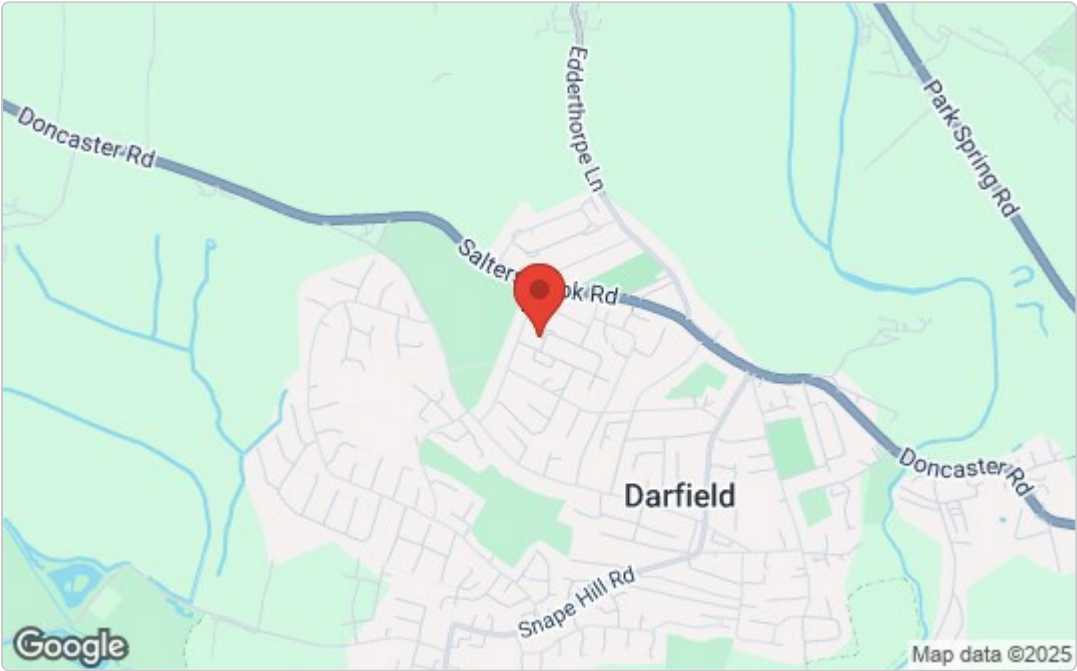


Ground Floor



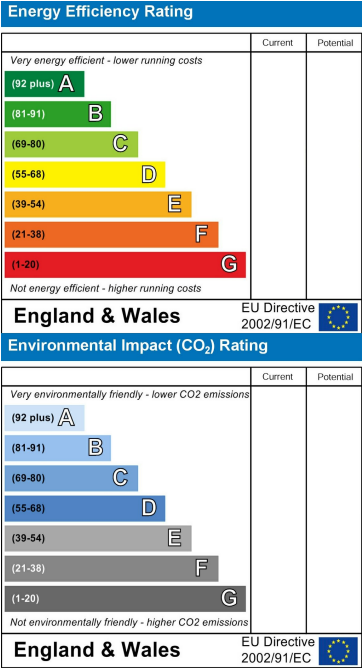
First Floor

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



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