



148 Fish Dam Lane, Barnsley, S71 2RW

Auction Guide £150,000

FOR SALE VIA MODERN METHOD AUCTION

Offered to the open market is this traditional recently refurbished three bedroom semi detached home located in the popular location of Monk Bretton offering spacious and modern family accommodation. With off road parking for more than one vehicle provided via the driveway, benefiting from a conservatory to the rear overlooking the enclosed gardens. An early viewing is recommended to fully appreciate the accommodation on offer.

Call 01226 730850 to arrange your viewing today!!

Entrance Hall

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 12'6" x 11'8" (3.83 x 3.56)



With a front facing upvc window, central heating radiator and decorative coving to the ceiling.

Kitchen 19'9" x 9'11" (6.02 x 3.03)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with an Electric hob and Oven and integrated microwave. The room hosts a central heating radiator, side facing upvc entrance door and useful under stairs storage area, there is also space and plumbing for a automatic washing machine.

Conservatory 8'0" x 9'8" (2.44 x 2.95)



Built from a UPVC frame with double doors to the rear enjoying views over the rear garden.

Bathroom 7'5" x 4'8" (2.28 x 1.44)



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

Bedroom One 12'0" x 10'11" (3.66 x 3.33)



With a front facing UPVC window and central heating radiator the room benefits from neutral décor and carpet to the flooring.

Bedroom Two 10'6" x 10'10" (3.21 x 3.31)



With a rear facing UPVC window, built in storage cupboard and central heating radiator the room benefits from neutral décor and carpet to the flooring.

Bedroom Three 8'0" x 9'1" (2.45 x 2.78)



With a front facing UPVC window and central heating radiator the room benefits from neutral décor and carpet to the flooring.

External



To the front of the property its a gravelled garden providing off road parking for two vehicles. To the rear is a laid to lawn garden with patio area.

Material Information

The Property is under Barnsley Council Tax A
The Property Is Freehold
EPC Rating E

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

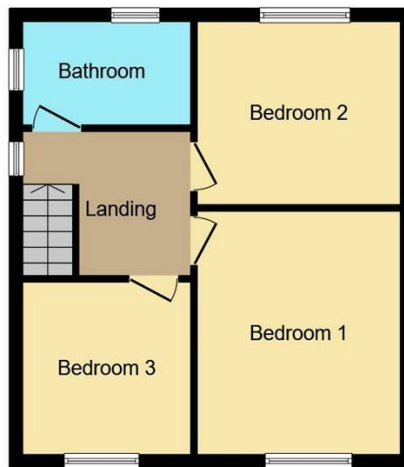
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where 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



Ground Floor

Floor area 50.9 sq.m. (548 sq.ft.) approx



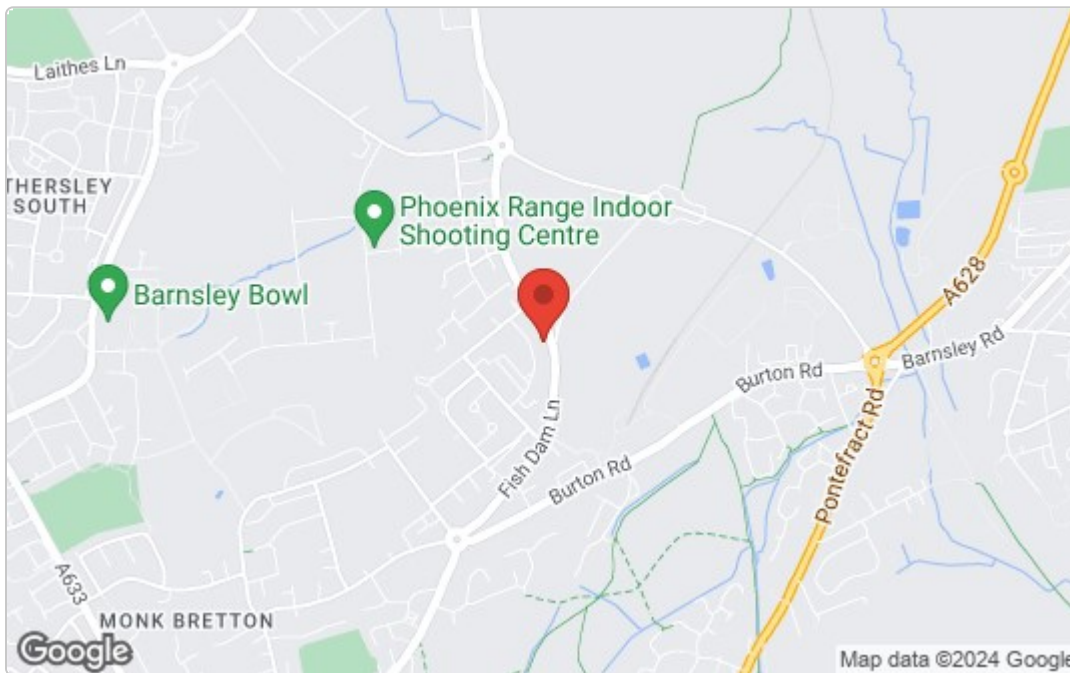
First Floor

Floor area 41.5 sq.m. (447 sq.ft.) approx

Total floor area 92.5 sq.m. (995 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

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