



**Coisley Road,**

**welcome to**

**Coisley Road,**

Two/three bedroom mid terrace property ideal for investment or renovation. Comprising lounge, kitchen, dining room, two bedrooms (plus attic) and rear garden. Well located near amenities and transport links.



## **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.

## **Living Room**

Entrance door, front facing double glazed window and radiator. An opening leads to the dining room.

## **Dining Room**

Rear facing double glazed window and radiator.

## **Kitchen**

Wall and base units with work surfaces and inset sink. Side facing double glazed window and a side door providing access to the rear garden.

## **Shower Room**

Suite comprising shower cubicle, wc and wash hand

basin..

## **Landing Bedroom One**

Front facing double glazed window and radiator.

## **Bedroom Two**

Rear facing double glazed window and radiator.

## **Attic Room**

Having a skylight and a radiator.

## **Garden**

Lawned rear garden with a paved seating area.



**view this property online** [williamhbrown.co.uk/Property/CPK114817](http://williamhbrown.co.uk/Property/CPK114817)



## welcome to Coisley Road,

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two / three bedrooms
- Mid-terraced property

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

guide price

**£90,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CPK114817 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0114 247 1421**



[crystalpeaks@williamhbrown.co.uk](mailto:crystalpeaks@williamhbrown.co.uk)



Unit C1 6 Peak Square, Crystal Peaks,  
SHEFFIELD, South Yorkshire, S20 7PH



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