



38 Springvale Close, Wickersley, Rotherham, S66 1EQ

By Auction £235,000

OFFERED FOR SALE VIA MODERN METHOD OF AUCTION - WITH NO FORWARD CHAIN and sold by the modern method of auction.

A particularly spacious and well presented EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE DIRECTLY ADJOINING OPEN FIELDS TO THE REAR.

The property enjoys a cul-de-sac location off Morthen Road and offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, INTEGRAL GARAGE AND A FULL WIDTH GROUND FLOOR REAR EXTENSION.

The accommodation comprises: Front entrance Lobby, spacious Lounge, extended Dining Room with patio doors, extended Kitchen with integrated appliances, side entrance Porch. There are 3 Bedrooms and re-fitted Shower Room and separate W.C.

ENTRANCE LOBBY

With uPVC front door and inner timber door to the Lounge

LOUNGE 12'0" x 20'9" (3.67m x 6.33m)



A bright and spacious room with feature fireplace and chimney breast, front facing uPVC window with radiator beneath and useful under stairs storage cupboard

EXTENDED DINING ROOM 9'10" x 16'3" (3m x 4.97m)



With radiator and uPVC sliding patio doors opening into the rear garden and enjoying far-reaching open views.

EXTENDED KITCHEN 9'10" x 16'3" (3m x 4.97m)



Having a range of gloss finish base and wall units with stainless steel sink and monobloc tap set beneath the rear facing uPVC window. Integrated gas hob and electric oven with high level extractor hood, radiator and side facing uPVC door opening into the Entrance Porch

FIRST FLOOR LANDING

With rear facing uPVC window and cupboard housing the 'Worcester' gas boiler

FRONT BEDROOM 11'11" x 11'7" (3.65m x 3.54m)



With radiator, uPVC window and wardrobes to one wall

REAR BEDROOM 10'10" x 7'10" (3.31m x 2.41m)



With fitted wardrobe and dressing table, radiator and uPVC window overlooking the adjoining fields

FRONT BEDROOM 8'2" x 11'7" (2.51m x 3.54m)



With uPVC window, radiator and fitted wardrobe

BATHROOM



With walk-in shower enclosure and electric shower, vanity wash basin, heated towel rail and uPVC opaque window

SEPARATE W.C.

With W.C. and uPVC opaque window

OUTSIDE



To the front is a lawned garden with block paved drive leading to the integral Garage. To one side is the Entrance Porch (3.3m x 1.64m) with front and rear uPVC entrance doors and having plumbing for a washing machine.

To the rear is a patio area and lawn with brick Summer House

INTEGRAL GARAGE 17'4" x 7'11" (5.3m x 2.42m)

With remote roller door, light and power

MATERIAL INFORMATION

Council Tax Band C

Tenure Freehold

Property Type Semi Detached House

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>

Auctioneers 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.

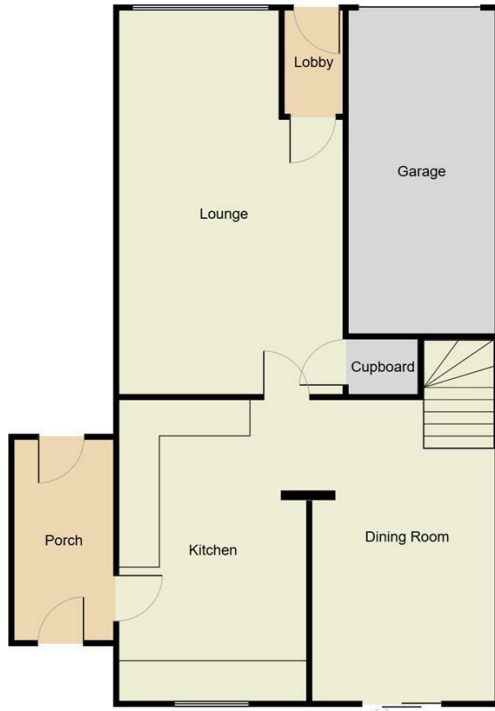
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and 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.

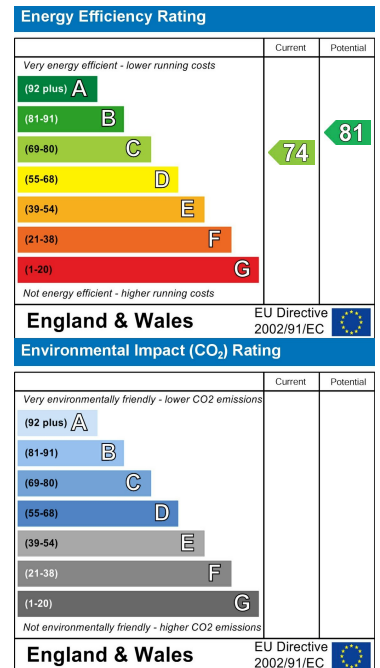
Floor Plan



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

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