merryweathers
Est. 1832









77 Oakwood Grove, Rotherham, S60 3ES

Auction Guide £185,000

OFFERED FOR SALE VIA MODERN METHOD OF AUCTION - WITH NO FORWARD CHAIN and sold by the modern method of auction.
A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE.
Offering spacious accommodation complemented by GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND AN 11 METRE ATTACHED BRICK GARAGE.
The accommodation comprises: Hall, Lounge, separate Dining Room, Kitchen, three Bedrooms and Bathroom. There are lawned front and rear gardens and drive to the Garage.
The property is located off Broom Lane, being only a moments drive from the Town Centre.

HALL
With uPVC door and radiator

LOUNGE 11'9" x 11'9" (3.6m x 3.6m)



The measurement excluding the front facing uPVC bay window. Fireplace surround and gas fire, radiator

DINING ROOM 11'1" x 11'5" (3.4m x 3.5m)





The measurement excluding the rear facing uPVC bay window with radiator beneath, wall mounted gas fire

KITCHEN 6'6" x 11'5" (2m x 3.5m)



With base and wall units and contrasting work surfaces and inset stainless steel sink. Gas cooker point, chromed radiator, rear facing uPVC window and under stairs Pantry. A glazed uPVC door opens into the Garage

LANDING
With side facing uPVC window

FRONT BEDROOM 10'5" x 11'9" (3.2m x 3.6m)



The measurement excluding the uPVC bay window, radiator and built-in wardrobes

REAR BEDROOM 11'1" x 11'9" (3.4m x 3.6m)



With radiator and uPVC window

FRONT BEDROOM 5'10" x 6'6" (1.8m x 2m)



With radiator and uPVC window

SHOWER ROOM 6'6" x 8'6" (2m x 2.6m)



With shower cubicle, vanity wash basin and W.C. Heated towel rail and radiator, extractor fan and uPVC opaque window

OUTSIDE

A paved driveway leads past the lawned front garden set behind a privet hedge to the Garage. To the rear is an enclosed lawned garden with greenhouse and timber shed

GARAGE 36'8" x 9'10" (11.2m x 3m)

With electrically operated remote door. 'Vaillant' gas combi boiler and plumbing for washing machine.

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 - Drive and 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 conveyancing solicitor.

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.

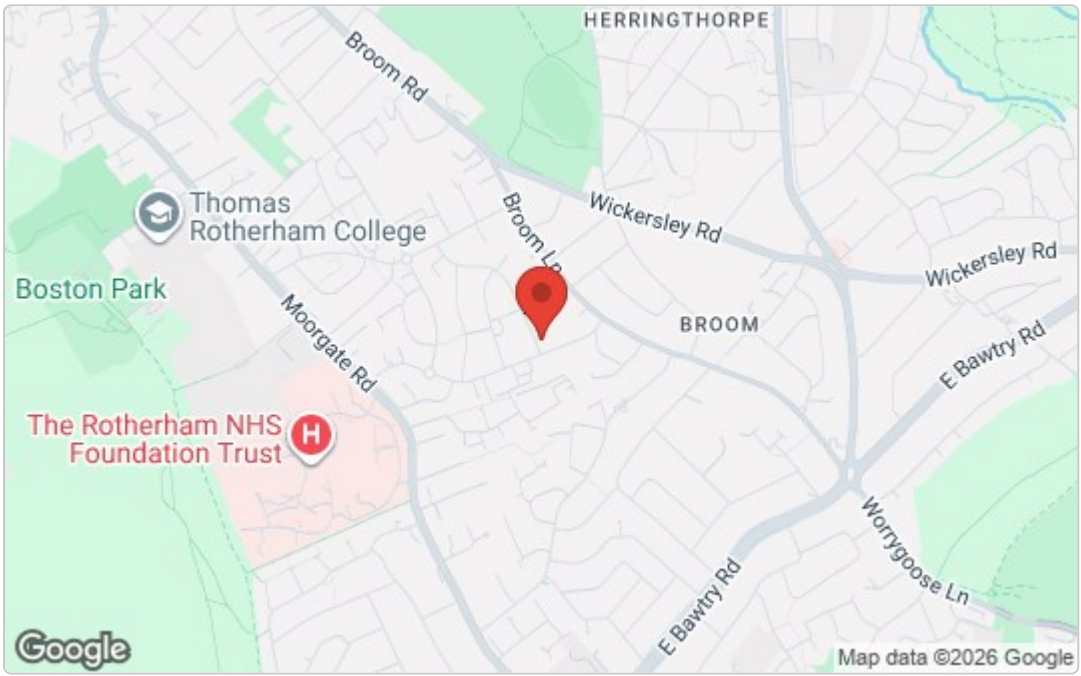
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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.

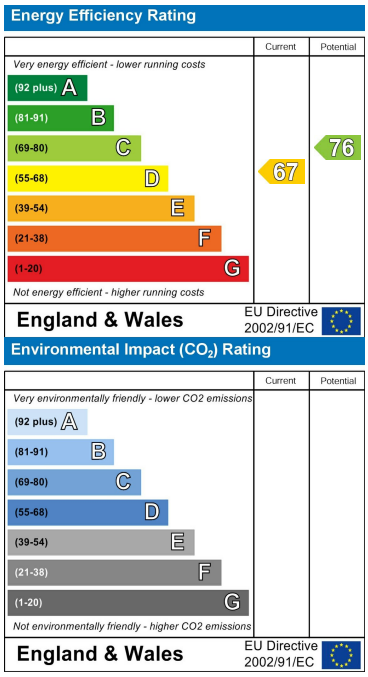
Floor Plan



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

www.merryweathers.co.uk

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The Property Ombudsman

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