



Lowther Road, Wheatley Doncaster

welcome to

Lowther Road, Wheatley Doncaster

A spacious two bedroom mid-terraced home in a popular location, featuring a dining room, rear lounge, kitchen, first floor bathroom and enclosed rear garden. Ideal for first-time buyers or investors, the property is offered with no onward chain and rental potential of approximately £725 pcm.



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.

Entrance Hall

Providing access to the front dining room, rear lounge and access by an internal door with steps down to the cellar.

Dining Room

With a front facing double glazed window, a central heating radiator and feature fireplace. Period features and decorative coving create a bright and welcoming space.

Lounge

With a rear facing double glazed window, central heating radiator and access to the kitchen and staircase to the first floor.

Kitchen

With a rear facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. Space for a free-standing electric cooker, fridge-freezer and other appliances with plumbing for a washing machine. There is a side facing door providing access to the rear garden and there is a wall mounted boiler.

First Floor Landing

Bedroom One

With a front facing double glazed window and central heating radiator.

Bedroom Two

With a rear facing double glazed window, central heating radiator and a useful storage cupboard.

Bathroom

Fitted with WC, wash hand basin and panelled bath with tiling and shower screen. Central heating radiator, a storage cupboard and a rear facing double glazed window.

Outside

To the rear is an enclosed low maintenance hardstanding garden with rear gate providing access to rear service lane.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO DOUBLE BEDROOM MID-TERRACED
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£65,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122205 - 0002

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