



27 Allan Street, Rotherham, S65 2AF

**Auction Guide £80,000**

\*\*\* ATTENTION INVESTORS \*\*\*

FOR SALE BY MODERN METHOD OF AUCTION

A mid-terraced house, located within walking distance of Clifton Park and the nearby Town Centre, and ideally suited to the speculator/investor. The accommodation has both gas central heating and double glazing and briefly comprises: Lounge, separate Dining Room with Cellar, Kitchen, rear Porch. First floor: Landing, two Bedrooms and additional Attic Room, Bathroom.

Good sized rear garden and on-street parking

**LOUNGE 12'1" x 10'9" (3.7 x 3.3)**

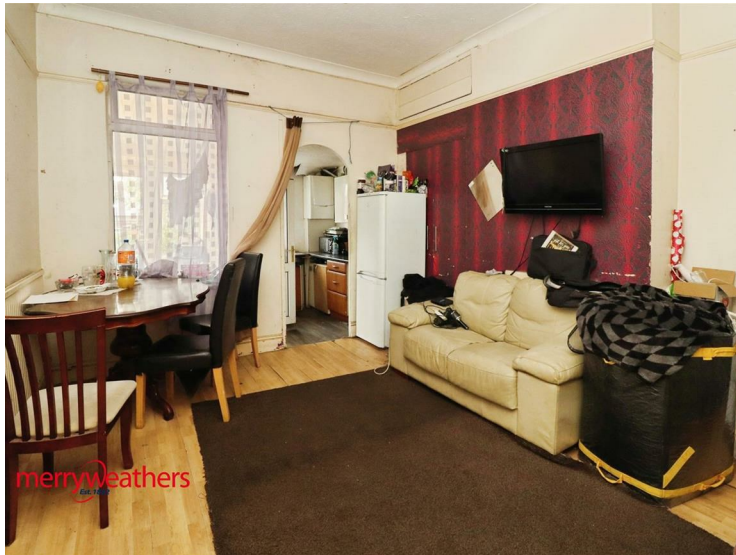


With uPVC door and window, radiator

**INNER LOBBY**

With radiator and staircase

**DINING ROOM 12'1" x 13'1" (3.7 x 4)**



With uPVC window, radiator and access to the Cellar

**KITCHEN 6'2" x 8'10" (1.9 x 2.7)**



With wall-mounted gas boiler, radiator and uPVC window

**REAR PORCH**

**FIRST FLOOR**

**FRONT BEDROOM 12'1" x 10'9" (3.7 x 3.3)**



With radiator and uPVC window

## REAR BEDROOM 8'2" x 13'1" (2.5 x 4)



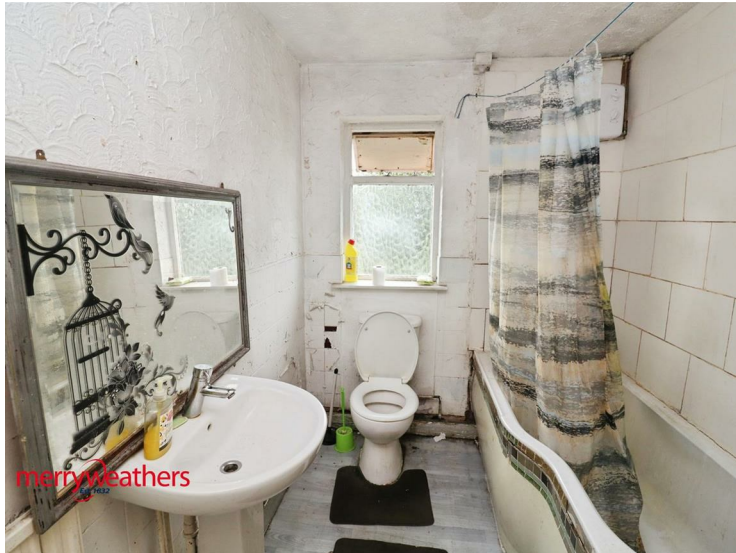
With radiator, uPVC window and staircase to the Attic Room

## ATTIC ROOM 11'5" x 9'10" (3.5 x 3)



With under eaves storage areas, radiator and skylight window

## BATHROOM 6'2" x 8'10" (1.9 x 2.7)



With 3-piece suite and electric shower, radiator, opaque glazed window and linen cupboard

## OUTSIDE



There is a good sized garden to the rear with patio.

## MATERIAL INFORMATION

Council Tax Band: A

Tenure : Leasehold

Property Type Mid Terrace House

Construction type Brick

Heating Type Gas central heating (please note we have not tested the system)

Water Supply Mains water supply

Sewage Mains drainage

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 On Street Parking

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, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

[https://www.rightmove.co.uk/properties/168077321#/?channel=RES\\_BUY](https://www.rightmove.co.uk/properties/168077321#/?channel=RES_BUY)

A mid-terraced house, located within walking distance of Clifton Park and the nearby Town Centre, and ideally suited to the speculator/investor. The accommodation has both gas central heating and double glazing and briefly comprises: Lounge, separate Dining Room with Cellar, Kitchen, rear Porch. First floor: Landing, two Bedrooms and additional Attic Room, Bathroom. Good sized rear garden and on-street parking

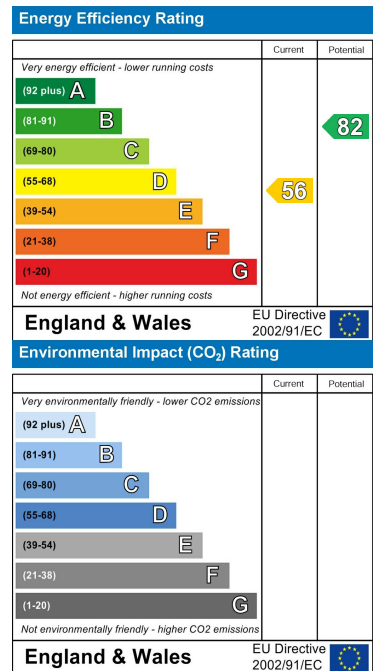
## Floor Plan



## 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.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

**Merryweathers (Rotherham) Limited** 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: **Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

