



Stone Riding, Edlington Doncaster



welcome to

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Available with no onward chain is this three bedroom semi-detached home benefiting from spacious family living with a dining kitchen, driveway and an enclosed rear garden. Situated on a cul-de-sac location with close links to a range of schools, amenities and motorway network 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.

Entrance Hall

With a front facing exterior door, tiled flooring and stairs which rise to the first floor landing. Access through to the kitchen and lounge.

Lounge

With a front facing double glazed window, a central heating radiator, log burner and double doors which give access to the dining area.

Dining Area

With rear facing French doors which lead out to the rear garden, a central heating radiator and access through to the kitchen.

Dining Kitchen

Fitted with wall and base units with work surfaces housing the ceramic style sink and drainer. The kitchen has plumbing for a washing machine, space for a five ring gas cooker and a gas cooker point with cooker hood above. There is tiled flooring, a wall mounted boiler, a central heating radiator, area for a dining table and chairs and a rear facing double glazed window.

First Floor Landing

With a double glazed window, a loft hatch and a storage cupboard housing the wall mounted boiler.

Bedroom One

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

Bedroom Two

With a rear facing double glazed window, a central heating radiator and laminate flooring.

Bedroom Three

With a front facing double glazed window, a central heating radiator, laminate flooring, bulk head and coving to the ceiling.

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath. There is a heated towel rail, coving to the ceiling, tiling to the walls and a rear facing obscure double glazed window.

Outside

To the front of the property there is a lawned front garden with a driveway to the side providing off road parking. To the rear of the property there is an enclosed mainly laid to lawn garden with patio and garden shed.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ATTRACTIVELY PRICED
- IDEAL FOR A FIRST TIME BUYER AND GROWING FAMILY

Tenure: Freehold EPC Rating: D

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:
DCR126307 - 0004

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