Grange Road, Moorends Doncaster DN8 4LT

william h brown

welcome to

Grange Road, Moorends Doncaster

Offered to the market with NO UPWARD CHAIN!! Boasting three bedrooms, generous downstairs space, fully renovated throughout with stunning driveway! Really well-positioned on a sought after street, viewings heavily encouraged.

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.

Lounge

Benefitting from a front facing double glazed window, laminate flooring and centrally heated radiator.

Kitchen

Boasting newly fitted wall & base units with contrasting worktops, fitted sink & drainer with oven, hob & extractor fan, partial tiling to walls & oversized style tiles to the floor, splashback & rear facing double glazed window & a rear facing PVC door leading onto the patio area.

Dining Room

With front facing double glazed window, laminate floor covering & centrally heated radiator.

Landing

With stairs rising from the ground floor the landing provides access to all the bedrooms & family bathroom as well as loft access.

Bedroom One

Benefits from a front facing double glazed window, laminate floor covering & centrally heated radiator.

Bedroom Two

Benefits from a front facing double glazed window, laminate floor covering & centrally heated radiator.

Bedroom Three

Benefits from a rear facing double glazed window, laminate floor covering & centrally heated radiator.

Family Bathroom

Boasting three piece suite with low flush w/c, vanity unit with feature mirror, bath with hot & cold taps & shower fitting overhead, marble effect wall cladding & heated towel rail along with rear facing double glazed window with privacy glass finish.

Outside & Exterior

To the front of the property there is a porcelain paving slab driveway with brick wall & lawn space, the driveway follows through to the rear of the property creating a great entertaining space with the patio, lawn space & fencing to privatise.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO UPWARD CHAIN
- Renovated Throughout

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£120,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/THN105414

The Property Ombudsman

Property Ref:
THN105414 - 0004

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