



26 Denman Street, Eastwood, Rotherham, S65 1QJ

**Auction Guide £45,000**

**\*\* FOR SALE VIA MODERN METHOD OF AUCTION \*\***  
**STARTING BID £50,000. \*\* FOR SALE WITH A SITTING TENANT \*\***

A two bedroom mid terraced passage house ideally suited for Investors looking to add to their portfolio.  
The currently rental income is £395pcm which equates to an annual income of £4,740.

The accommodation is complimented by both gas central heating and double glazing and briefly comprises of: Lounge, Dining Kitchen, two first floor Bedrooms and Bathroom. The is on-street parking and an enclosed rear garden.

The property is close to Rotherham Town Centre and within walking distance of the Tesco superstore.

Cash buyers only

## Amenities

Within walking distance of Rotherham Town Centre and also within easy reach of the M1 Motorway Network, Meadowhall Development Complex and Sheffield via the A57 Sheffield Parkway. There are bus services upon Fitzwilliam Road.

## Directions

From Rotherham Town Centre and the St Ann's roundabout head west on the A630 Fitzwilliam Road taking the left turn onto Denman Street where the property stands upon the right hand side.

### LOUNGE 12'0" x 11'6" (3.66 x 3.51)

Double glazed front entrance door, front double glazed window, double central heating radiator.

### KITCHEN/DINER 12'0" x 11'6" (3.66 x 3.51)

With pine finish wall, base and drawer units with work surfaces, fitted cooker hood, stainless steel sink unit with mixer tap, rear double glazed window, fitted breakfast table, double central heating radiator, built-in wall cupboards adjacent to the chimney breast, under stairs storage, fully tiled floor.

### REAR ENTRANCE LOBBY

Double glazed rear door, fully tiled floor, plumbing for automatic washing machine.

### GROUND FLOOR BATHROOM 6'0" x 6'3" (1.83 x 1.93)

With suite in white comprising wc, wash hand basin and bath. Fully tiled floor, extensive wall tiling, double glazed window, towel rail/central heating radiator, over bath electric shower with screen.

### FIRST FLOOR LANDING

### FRONT BEDROOM ONE 13'5" x 11'6" (4.11 x 3.51)

Extending over the side passage, a front double bedroom with double glazed window, central heating radiator, walk-in wardrobe with loft access.

### REAR BEDROOM TWO 13'5" x 12'0" (4.11 x 3.66)

Extended over the side passage, a rear double bedroom with double glazed window, central heating radiator, wall mounted combination gas boiler.

## OUTSIDE

Is on road parking to the front of the property and to the rear brick outbuilding and enclosed garden beyond with conifers and shrubs and paved areas.

## Material Information

Tenure: Leasehold  
Council Tax Band A  
Years Remaining 686  
Ground Rent £13 PA  
800 years from 29/09/1909

## 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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

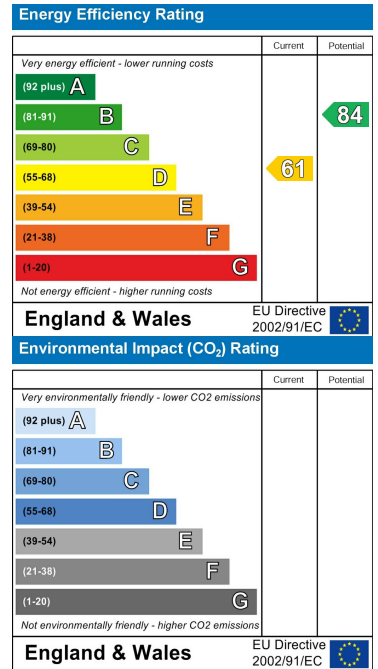
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where 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



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