



38 Mason Drive, Swallownest, Sheffield, S26 3RW

Auction Guide £100,000

OFFERED FOR SALE VIA MODERN METHOD OF AUCTION.

With NO FORWARD CHAIN is this three bedroom townhouse situated in this cul de sac location in Swallownest. The property does require modernisation throughout but would suit a variety of buyers alike.

Entrance Porch

Property is accessed through a hardwood door.

Kitchen 15'1" x 12'2" (4.60 x 3.71)



Having a range of wall and base units with a sink unit, space for a washing machine, fridge/freezer and cooker, a radiator and a window.

Lounge 16'4" x 15'1" (5.00 x 4.60)



Having a door leading to the rear garden, a rear facing window, two radiators and a feature fireplace.

First Floor Landing

Access into the attic.

Bedroom One 10'11" x 9'7" (3.33 x 2.94)



Having a window and a radiator.

Bedroom Two 9'10" x 9'7" (3.01 x 2.94)



Having a window and a radiator.

Bedroom Three 10'11" x 5'2" (3.35 x 1.58)

Having a window and a radiator.

Bathroom 11'1" x 10'11" (3.38 x 3.33)



Having a bath, with hand wash basin, low flush w.c and a radiator.

Outside



To the front of the property is a small garden area. To the rear of the property is an enclosed garden area. The garage is accessed at the side of the road.

Auctioneers Note

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 4.50% 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. Payment varies but will be no more than £450.00. These services are optional.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Town House

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

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 garage

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

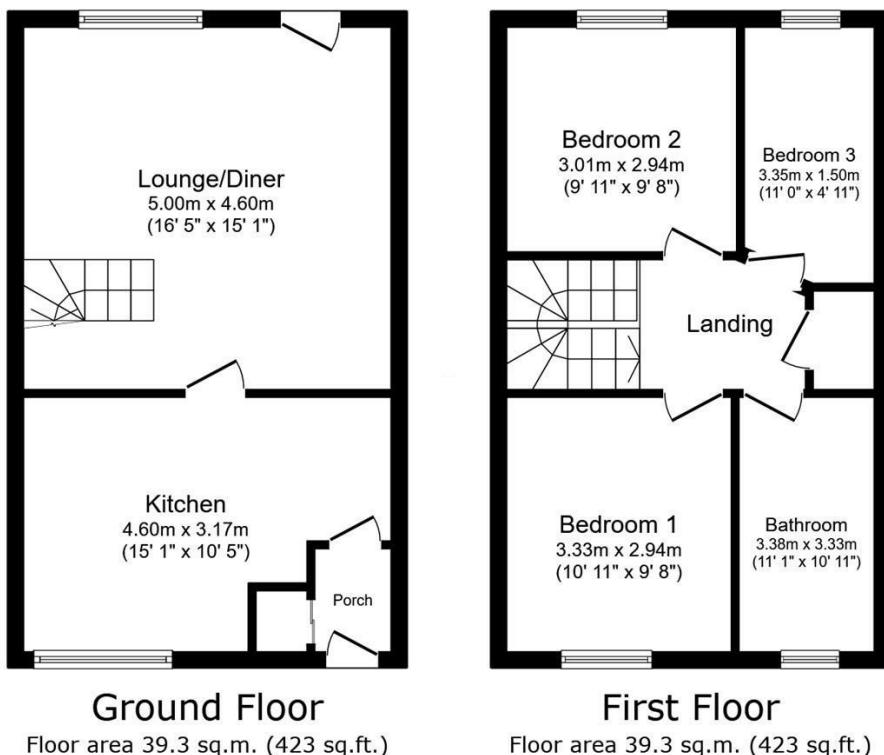
Accessibility features N/A

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 convincing solicitor.

Floor Plan



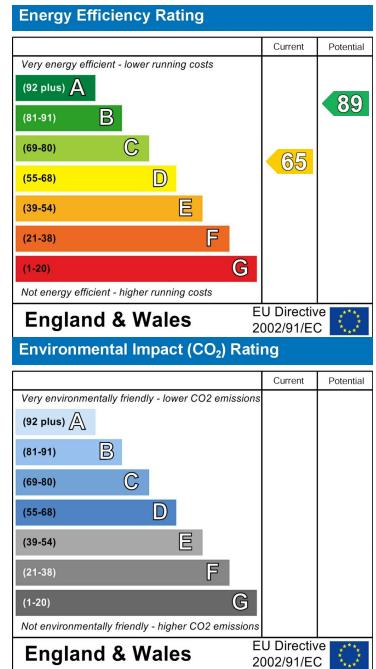
TOTAL: 78.6 sq.m. (846 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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