



8 Newton Street, Rotherham, S65 2TG

Auction Guide £70,000

FOR SALE VIA AUCTION.

IDEAL INVESTMENT OPPORTUNITY. REQUIRING A FULL RENOVATION. CASH BUYERS ONLY
Two bedroomed terrace. Gas central heating. Lounge, sitting room, kitchen, two bedrooms and bathroom.

Entrance Porch

Entrance door open to porch.

Lounge 15'9" x 12'9" (4.81m x 3.89m)

With fire place, UPVC window and radiators.

Sitting Room 12'8" x 12'4" (3.88m x 3.76m)

With rear UPVC window, fire place, door to kitchen and cellar. Radiator.

Kitchen 9'9" x 7'3" (2.99 x 2.22)

With units and sink. Rear door to rear garden and rear UPVC window.

First Floor

Stairs rise to first floor landing.

Bedroom One 14'1" x 11'8" (4.30m x 3.56m)

Front bedroom with UPVC window and radiator.

Bedroom Two 14'1" x 12'5" (4.31m x 3.81m)

Rear UPVC window, radiator and door to bathroom.

Bathroom 9'9" x 7'3" (2.99m x 2.22m)

Bathroom suite. UPVC window and radiator.

Outside

Outbulidng, side entrance. Rear walled garden. Front paved area with gated access.

Auctioneers Comments

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.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Terraced.

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 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

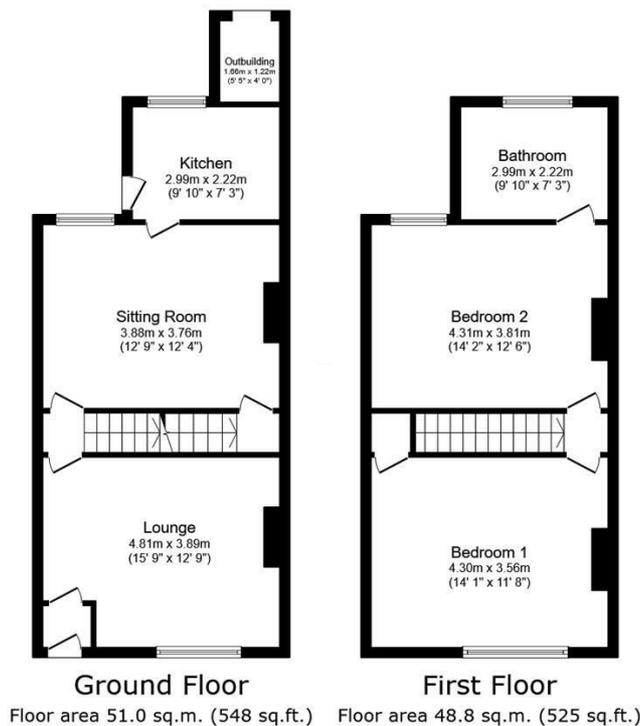
Accessibility features N/A

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>

Floor Plan



Total floor area: 99.8 sq.m. (1,074 sq.ft.)

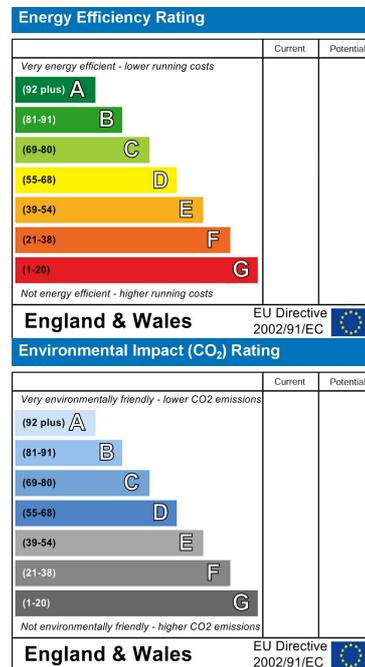
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Area Map



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.

Energy Efficiency Graph



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