



merryweathers
Est. 1832



7 Fairburn Gardens, Brinsworth, Rotherham, S60 5PF

Auction Guide £150,000

FOR SALE BY MODERN METHOD OF AUCTION

Enjoying a corner plot in a small cul-de-sac is this SEMI-DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

The property offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, RE-FITTED BATHROOM AND A DETACHED GARAGE. The accommodation briefly comprises: Entrance Hall, Lounge, Dining Room/former Bedroom 2, Bedroom, Bathroom.

Outside: Low maintenance gardens with drive and detached sectional Garage.

FRONT ENTRANCE HALL

With uPVC door, radiator and Cloaks cupboard

CUPBOARD/FORMER W.C. 3'0" x 6'6" (0.93 x 2)

With uPVC window. The plumbing is installed to reinstate sanitary fittings if required

LOUNGE 10'3" x 19'4" (3.14 x 5.91)



With front facing uPVC window, feature fireplace and fitted gas fire, radiator. Glazed double doors open into the Dining Room/former Bedroom

DINING ROOM/FORMER BEDROOM 9'0" x 11'8" (2.75 x 3.56)



Having fitted wardrobes and cabinets, radiator and uPVC double doors opening into the rear garden. The room could easily be converted back to a Bedroom if so required.

KITCHEN 7'9" x 9'8" (2.38 x 2.96)



Having limed Oak finish base and wall units with inset stainless steel sink below the side facing uPVC window with uPVC door to one side. Gas cooker with extractor hood. Built-in Fridge, space and plumbing for washing machine

INNER HALL

With built-in cupboard

BEDROOM 9'1" x 9'0" (2.78 x 2.75)



Having fitted wardrobes and drawer/dressing table units, radiator and two uPVC windows

BATHROOM 6'0" x 7'3" (1.84 x 2.21)



With re-fitted modern white suite comprising a panelled bath with electric shower and screen, close coupled W.C. and vanity wash basin. Heated towel rail, tiling to the walls and floor, uPVC opaque window.

OUTSIDE



The Bungalow occupies a corner plot in a small cul-de-sac with gardens to three sides and a detached Garage. The side and rear have been paved for ease of maintenance.

GARAGE 17'10" x 9'10" (5.45 x 3)

With up and over door and power.

MATERIAL INFORMATION

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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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.

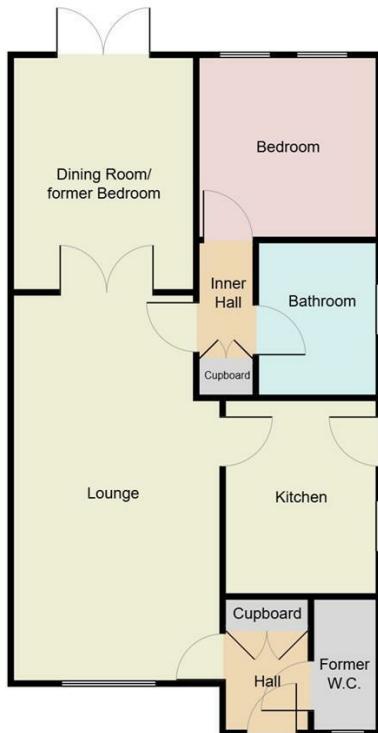
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and 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.

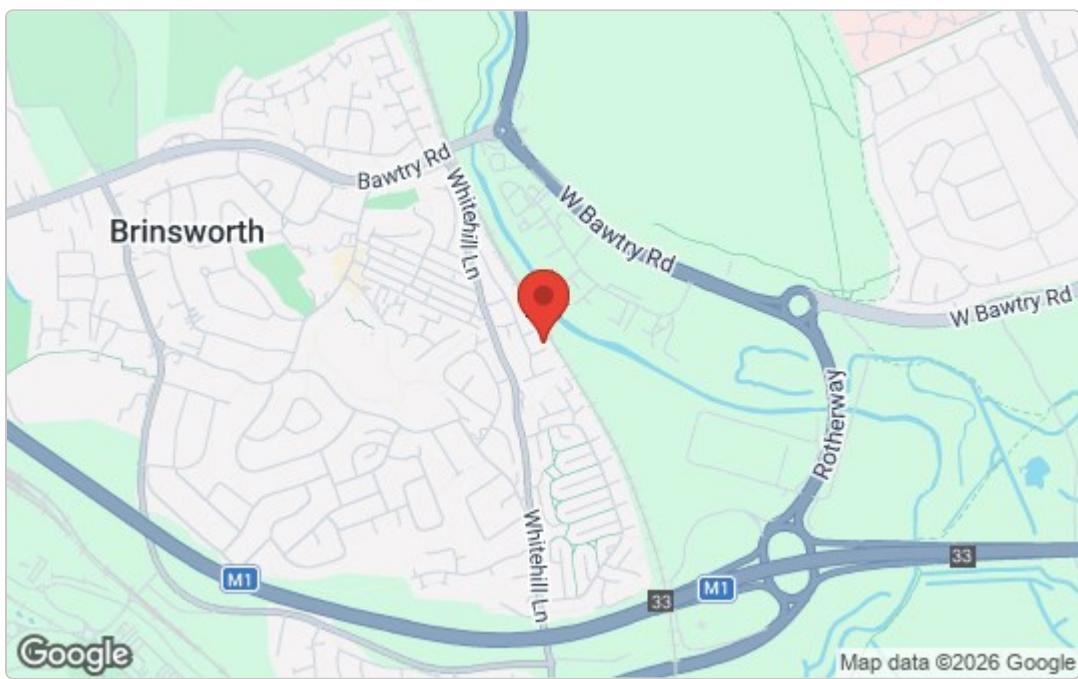
Referral Arrangements

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



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.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

