



3 Essex Road, Barnsley, S70 4NE

Auction Guide £85,000

Modern Method Auction Sale

Offered to the market with no onward chain is this two bedroom semi detached property in the popular location of Barnsley.

The Property Is well maintained but would benefit from modernisation briefly comprising of a lounge, kitchen, two double bedrooms and family bathroom. The property also boasts of a generously sized garden and driveway.

Viewings are highly recommended to appreciate what potential this property has to offer, call Merryweathers today to arrange your viewing on 01226 730850.

Lounge Diner 11'3" x 20'10" (3.45 x 6.37)



Kitchen 9'2" x 8'3" (2.80 x 2.52)



Bathroom 5'4" x 6'5" (1.65 x 1.97)



Bedroom One 14'11" x 9'5" (4.57 x 2.89)



Bedroom Two 11'2" x 11'3" (3.42 x 3.43)



Front Elevation



Rear Elevation



Auctioneers comments

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.

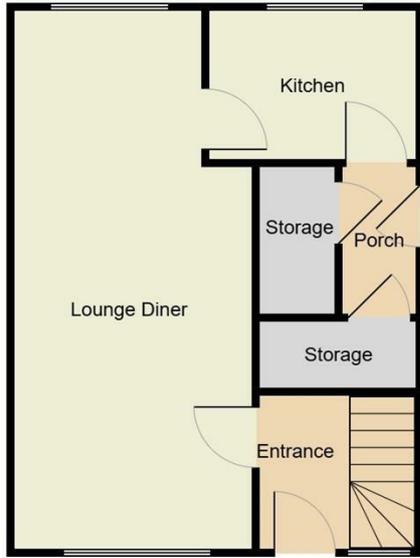
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

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 £960.00 including VAT These services are optional.

Floor Plan

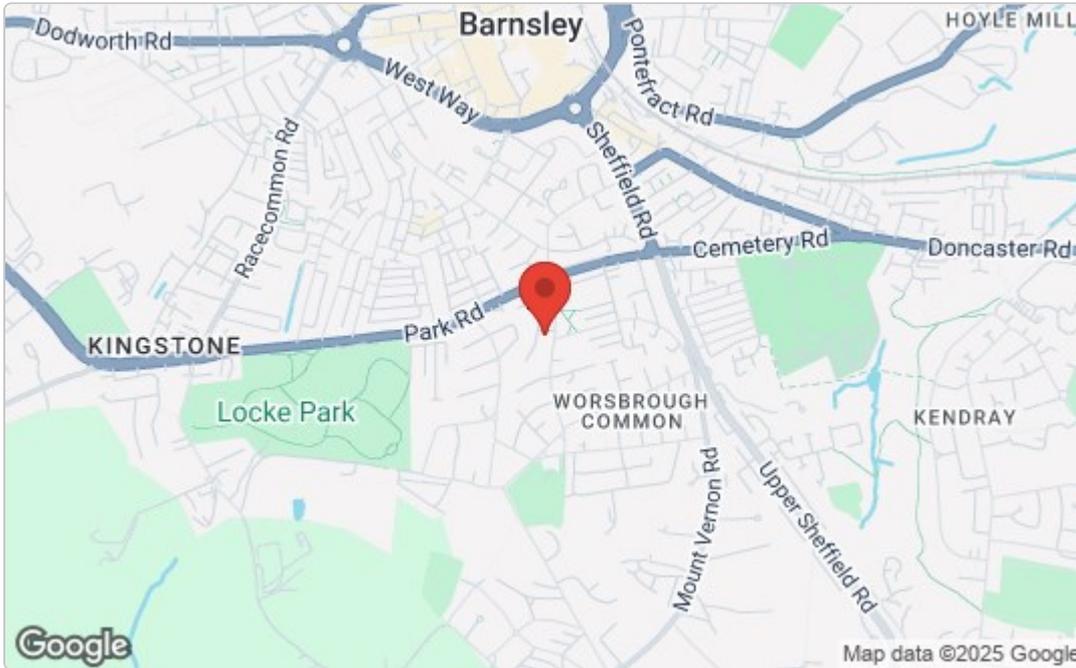


Ground Floor



First Floor

Area Map



Energy Efficiency Graph

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

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.

www.merryweathers.co.uk

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