



189 Morthen Road, Wickersley, Rotherham, S66 1DY

**Auction Guide £175,000**

\*\*\*FOR SALE VIA MODERN METHOD OF AUCTION\*\*\*

A tremendous opportunity to acquire a THREE BEDROOM SEMI DETACHED HOUSE OCCUPYING A CORNER PLOT IN ONE OF ROTHERHAM'S MOST POPULAR AND SOUGHT AFTER SUBURBS.

The property is in need of a certain amount of cosmetic upgrading and presents a blank canvas to create the perfect family home.

The accommodation briefly comprises of: Hall, Cloakroom, spacious through Lounge/Dining Room, Sitting/Playroom extension, Kitchen, three Bedrooms, family Bathroom and separate W.C.

There are established gardens with driveway leading to a sectional Garage.



## HALL

With uPVC door, radiator and cupboard

## CLOAKROOM

With W.C. and basin uPVC opaque window

## THROUGH LOUNGE/DINING ROOM 10'3" x 23'5" (3.14 x 7.14)



Having a period style fireplace surround and two radiators, front facing uPVC bay window. An arch opens through to the Sitting/Playroom extension

## SITTING/PLAYROOM 10'2" x 7'9" (3.12 x 2.38)



With radiator and uPVC window

## KITCHEN 9'3" x 11'4" (2.84 x 3.47)



Having fitted units with stainless steel sink and inset stainless steel gas hob with high level extractor and electric oven. Radiator, rear facing uPVC window and side uPVC entrance door. Under stairs Pantry with uPVC opaque window and housing the 'Ideal' gas combi boiler.

## FIRST FLOOR LANDING



With uPVC window

## FRONT BEDROOM 7'11" x 11'3" (2.43 x 3.45)



The larger measurement taken to the wardrobes which run the length of one wall. Radiator and uPVC window

## REAR BEDROOM 10'4" x 11'11" (3.16 x 3.64)

With radiator and uPVC window

## REAR BEDROOM THREE 9'5" x 9'2" (2.88 x 2.81)



With radiator and uPVC window

## BATHROOM 6'2" x 5'3" (1.89 x 1.61)

Comprising a panelled bath and vanity hand basin with

Shower cubicle. Tiled walls, heated towel rail and uPVC opaque window.

### **SEPARATE W.C. 2'11" x 4'11" (0.9 x 1.5)**

With W.C. and uPVC opaque window.

### **OUTSIDE**



The property occupies a corner plot with a good sized lawn to the front and driveway leading to the concrete sectional Garage.

### **MATERIAL INFORMATION**

Material information

Council Tax Band B

Tenure Freehold

Property Type Semi detached 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: Drive & 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 conveyancing solicitor.

### **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 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

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

