

FOR SALE



Merrill Road, Thurnscoe
Starting Bid £105,000


MARTIN & CO



Merrill Road, Thurnscoe

3 Bedrooms, 1 Bathroom

Starting Bid £105,000

- Sold with tenant in situ
- Drive and garage
- Dining room
- Gardens front and rear
- Three / four bedrooms

Being sold via Secure Sale online bidding, with tenant in situ.. Terms & Conditions apply. Starting Bid £105,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Situated in this residential location is this 3 / 4 bedroom semi detached family home with drive and garage. Giving access to commuter links, local amenities, schools and public transport links. The property in brief comprises of lounge with stairs to the first floor landing, dining room, second reception room currently used as bedroom four, kitchen. First floor landing three bedrooms and family bathroom. Outside gardens to front and rear, drive and garage.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with



the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in



relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

LOUNGE With coving to the ceiling and dado rail to half height. There is a spindled stair case rising to the first floor landing, feature fire surround housing the electric fire, front facing window and front facing entrance door.

DINING ROOM With coving to the ceiling and rear facing window.

BEDROOM FOUR / RECEPTION ROOM With coving to the ceiling and rear facing patio doors to the garden.

KITCHEN With a range of fitted wall and base units, base units are set beneath worktops will space for fridge freezer, electric cooker point, plumbing for washing machine, rear facing window and door to the garage.

LANDING With side facing window.

BEDROOM ONE With coving to the ceiling, dado rail to half height and front facing window.

BEDROOM TWO With coving to the ceiling, dado rail to half height and rear facing window.

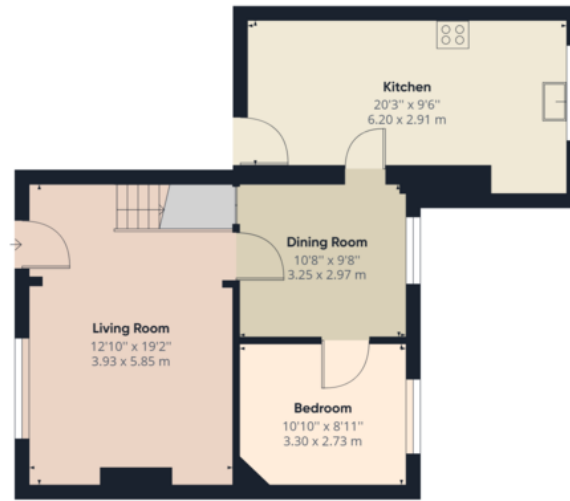
BEDROOM THREE With front facing window.

BATHROOM With side and rear facing windows, bath with shower set over, wash hand basin and w.c.

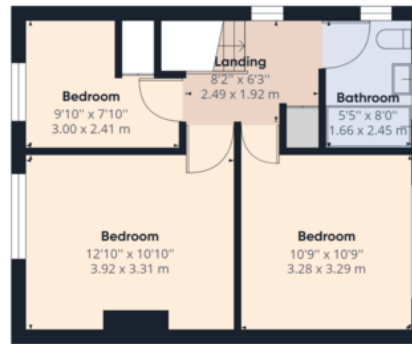
OUTSIDE To the front is a lawn garden drive and

garage, rear garden with lawn.





Ground Floor



Approximate total area⁽¹⁾
 1070.50 ft²
 99.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.