

**FOR SALE**



**Clifton Avenue, Clifton**  
**Auction Guide Price £75,000**

  
**MARTIN & CO**



## Clifton Avenue, Clifton

2 Bedrooms, 1 Bathroom

**Auction Guide Price £75,000**

- Two bedrooms
- Great size
- Patio garden
- Popular location
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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75,000

### 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.

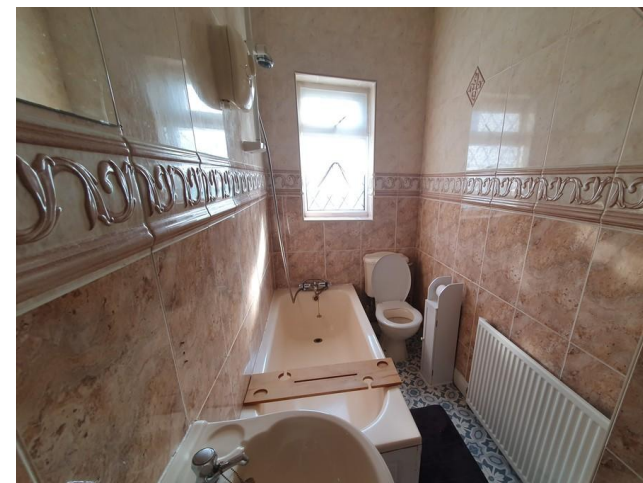
#### Auctioneers Additional Comments

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.

This property stands on a good sized plot with a fully enclosed and private rear garden.



South facing this has the sun through the main parts of the day and with a small paved seating area leading to a lawn there is more than enough room to sit out and enjoy it.

Entrance from the walkway is into the lounge which has been neutrally decorated with wood effect laminate flooring. A feature painted brick chimney wall is inset with wall mounted chrome effect pebble design fire which provides a lovely focal point to the room.

With a range of white hi gloss wall and base units with butchers block effect worktops and inset with single bowl stainless sink and mixer taps, this kitchen allows space for a washing machine, fridge freezer and an inset chimney breast is currently fitted with down lighters and allows space for a range style cooker. Space is available for a dining suite of your choice, whilst access is given to useful storage cupboards and through to a cellar. The rear facing window allows for natural light and views across the garden beyond,

whilst a door allows access to the rear.

The master bedroom is front facing with large window allowing natural light to flood the room. Neutrally decorated throughout with carpet flooring, this spacious room allows plenty of space to allow for your own storage solutions and access is also given to an over stairs storage cupboard.

The second bedroom commands views across the rear garden beyond and is fitted with wood effect laminate flooring throughout. The room is another good sized double, allowing space for you to place your furniture with ease.

With three piece suite including bath with electric shower above, pedestal wash hand basin and low flush w.c., the bathroom is fully tiled with a feature border tile and fitted with mosaic tile effect vinyl flooring. A rear facing obscure window allows for natural light and ventilation

To the rear of the property is an enclosed garden with a patio area which is perfect for entertaining and a further area laid to lawn. The property backs on to Herringthorpe playing fields providing delightful views.

Call to view!





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## Martin & Co Rotherham

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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.