

FOR SALE



Eastwood Mount, Clifton
Auction Guide Price £145,000


MARTIN&CO



Eastwood Mount, Clifton

3 Bedrooms, 1 Bathroom

Auction Guide Price £145,000

- Semi detached
- Three bedrooms
- Two reception rooms
- Garden
- Shower room

Located close to local amenities, Rotherham town centre, and public transport links, this property provides convenient access for residents. The proximity to Clifton Park and Herringthorpe playing fields is an added bonus, offering recreational options nearby.

Upon entering the property, you'll be greeted by the entrance hall with a spindled staircase leading to the first-floor landing. The lounge boasts a feature fire surround, creating a cozy and inviting atmosphere. Additionally, there is a dining room perfect for entertaining guests.

The kitchen is equipped with a range of beach effect wall and base units, providing ample storage space. Moving to the first floor, you'll find three good-sized bedrooms, offering comfortable living quarters for the whole family.

The shower room features a white three-piece suite, ensuring practicality and convenience. Outside, there is a forecourt garden at the front and an enclosed rear garden mainly laid to lawn, providing outdoor space for relaxation and recreation.

Overall, this property offers a spacious and well-



presented living environment, making it an attractive option for prospective buyers. I recommend scheduling a viewing as soon as possible to fully appreciate its potential.

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.

ENTRANCE HALL With coving to the ceiling, spindled staircase rising to the first floor landing and front facing entrance door.

LOUNGE Having coving and rose to the ceiling. The focal point of the room is the feature fireplace with gas fire and front facing window.

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

KITCHEN With a range of fitted wall and base units in Beech effect, wall units include extractor hood. Base units are set beneath worktops which include hob, oven, single bowl sink, plumbing for dishwasher, rear facing window and side facing entrance door.

LANDING With spindled balustrade.

BEDROOM ONE Having a front facing window.

BEDROOM TWO Having a rear facing window.

BEDROOM THREE Having a rear facing window.

SHOWER ROOM Having a white three piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle and front facing window.

OUTSIDE To the front is a forecourt style garden. Rear garden with lawn and patio.





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