

FOR SALE



Togo Buildings, Thurnscoe
Auction Guide Price £60,000


MARTIN&CO

Togo Buildings, Thurnscoe

2 Bedrooms, 1 Bathroom

Auction Guide Price £60,000

- **Sold Via Modern Auction**
- **Sold with tenant in situ**
- **Two bedrooms**
- **Commuter links**
- **Access to amenities**

LOUNGE With coving to the ceiling and laminate flooring, The focal point of the room is the feature fire surround with gas fire, front facing window and front facing entrance door.

KITCHEN With coving to the ceiling and a range of fitted wall and base units. space for cooker, space for fridge freezer, tiled splash backs and rear facing window.

REAR LOBBY With plumbing for washing machine, door to the bathroom and side facing entrance door.

BATHROOM With a white three piece suite with a corner bath, low flush w.c, tiled walls and side facing window.

LANDING

BEDROOM ONE A double size room with front facing window.

BEDROOM TWO A double size room with rear facing window.

OUTSIDE With patio style garden to the rear.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



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.