



Micklethwaite Road, Moorends Doncaster DN8 4NT

welcome to

Micklethwaite Road, Moorends Doncaster

OFFERED WITH NO UPWARD CHAIN!! An ideal first home or investment opportunity, this three bedroom semi-detached home boasts conservatory, off-street parking, enclosed rear garden & the opportunity to add your own stamp! Viewings advised!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Entering into the property there is a front facing uPVC door leading off of the driveway with stairs rising to first floor, storage cupboard & centrally heated radiator.

Lounge

Boasting laminate floor covering, centrally heated radiator, dido rail, TV point & open archway into diner along with doors leading into conservatory.

Dining Room

The dining room boasts a front facing double glazed window, laminate floor covering & centrally heated

radiator.

Kitchen

Boasting wall & base units with worktops, part tiling to walls & floor, a rear facing double glazed window, centrally heated radiator & side facing uPVC door leading onto side external access.

Landing

With stairs rising from the ground floor entrance hall boasting carpet floor covering & side facing double glazed window along with loft access.

Bedroom One

Bedroom one comprises of a front facing double glazed window, laminate floor covering & centrally heated radiator.

Bedroom Two

Bedroom two comprises of a rear facing double glazed window, laminate floor covering & centrally heated radiator.

Bedroom Three

Boasts front facing double glazed window, laminate floor covering & centrally heated radiator.

Bathroom

Boasting a three piece suite with low flush w/c, wash hand basin & bath, linoleum floor covering, centrally heated radiator & a rear facing double glazed window with privacy glass finish.

Outside & Exterior

To the front of the property there is off-street parking with dropped curb access, along with access to the rear of the property down the shared driveway to the rear garden which is fenced to all sides and lawned.



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Micklethwaite Road, Moorends Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO UPWARD CHAIN
- Perfect First Home OR Investment

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£99,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
THN105452 - 0002

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