



Circular Drive, Renishaw Sheffield

welcome to

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Extended three bedroom semi-detached property available to the market with no chain. Well-placed for local amenities and Motorway Links, the property may suit investors. The property comprises: lounge, dining room and kitchen. Three bedrooms, shower room, gardens and driveway. CASH OFFERS INVITED



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 Hall

With a side facing door, a useful storage cupboard and stairs which rise to the first floor.

Living Room

With two front facing windows, two central heating radiators, coving to the ceiling, a feature fireplace and window through to the dining room.

Dining Room

With coving to the ceiling, a central heating radiator, understairs storage and an open arch to the kitchen.

Kitchen

Fitted with a range of wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas hob, an oven with extractor hood above, space for an undercounter fridge and plumbing for a washing machine. There is partial tiling to the walls, tiled flooring, two rear facing windows and a side facing door leading out to the rear garden.

First Floor Landing Bedroom One

With front and side facing windows, a central heating radiator, dado rail and a built-in storage cupboard.

Bedroom Two

With a front facing window, coving to the ceiling and a central heating radiator.

Bedroom Three

With rear and side facing windows, a central heating radiator and an obscure window through to the shower room.

Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a corner shower cubicle with shower. There is tiling to the walls, downlights to the ceiling, a central heating radiator, shaver point and an extractor fan.

Outside

To the front of the property there is a gated paved driveway providing off road parking. There is a low maintenance slate garden with shrubs and trees to the borders. To the rear of the property there is a landscaped tiered garden with artificial lawn, paved patio areas, various shrubs and plants and access to the workshop.

Workshop

With side facing double doors, two side facing windows, power and light.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended semi-detached property
- Three bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK114936 - 0004

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