



51 Chequer Road, Doncaster, South Yorkshire, DN1 2AN

**Auction Guide £90,000**

**\*CASH OFFERS ONLY, MODERN METHOD OF AUCTION\***

Offered with no onward chain this three bedroom semi-detached house located on Chequer Road within one mile of Doncaster City Centre. Further benefits include gas central heating system, double glazed windows, off street parking and impressive gardens. EPC rating D

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Auctioneers Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## Entrance Hallway

Open plan entrance hallway, with a upvc double glazed front entrance door, a central heating radiator and an under stairs storage cupboard.

## Lounge 13'10" x 12'5" (4.22m x 3.80m)

With a upvc double glazed bay window to the front aspect, a central heating radiator and a brick feature fireplace providing the focal point of the room.

## Dining Room 13'10" x 12'11" (4.22m x 3.94m)

With a upvc double glazed bay window to the side aspect, a central heating radiator and a feature fireplace.

## Kitchen 17'4" x 9'10" (5.30m x 3.02m)

A spacious kitchen area with a single sink and drainer unit, base units offering cupboard space, a built in gas hob and also housing the combi boiler, upvc double glazed windows to the rear and side aspect and a upvc double glazed door opening onto the side of the property.

## First Floor Landing

With a upvc double glazed window, a central heating radiator and a storage cupboard together with access to the loft space with drop down ladder.

## Bedroom One 13'10" x 12'5" (4.22m x 3.80m)

A double bedroom with a upvc double glazed window to the front aspect, a central heating radiator and coving to the ceiling.

## Bedroom Two 13'3" x 10'11" (4.04m x 3.33m)

With a upvc double glazed window to the side aspect and a central heating radiator.

**Bedroom Three 9'10" x 9'8" (3.02m x 2.95m)**

With a upvc double glazed window to the rear and a central heating radiator.

**Wet Room****External**

Mature gardens to the rear which are mainly laid to lawn with a range of plants and shrubbery, a pond, garden shed and also a w/c.

# Floor Plan

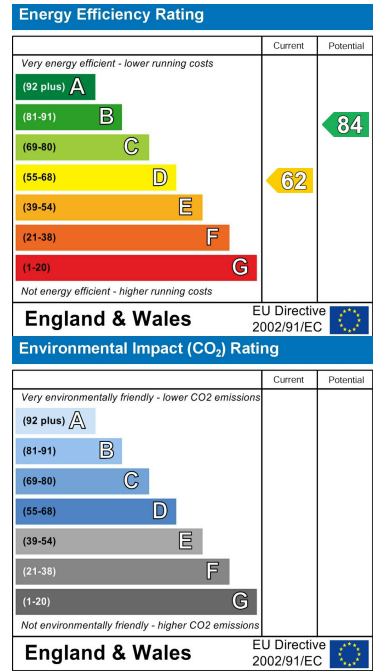


Total area: approx. 0.0 sq. metres (0.0 sq. feet)

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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