



56 Acacia Road, Doncaster, DN4 6NT

**Auction Guide £123,500**

**\*\* MODERN METHOD OF ONLINE AUCTION \*\***

Situated to be within catchment of highly regarded local schooling is this traditional Two bedroom semi detached property which has been extended to the ground floor. The property hosts gas fired central heating and double glazing with the added benefit of off road parking and garage to the rear. Enjoying an open aspect to the front an early viewing is thoroughly recommended.

## 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.

## 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.

## Auctioneer 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.

## Entrance Porch

With Front entrance door given access, with access to the outbuildings and rear of the property,

## Inner Hallway

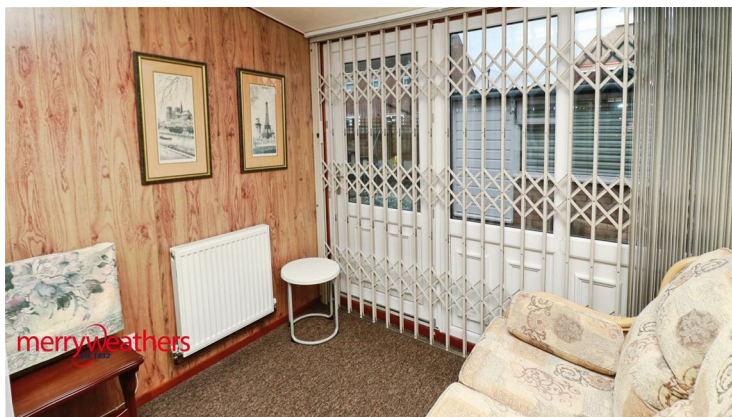
With stairs rising to the first floor accommodation

## Lounge 10'5" x 24'6" (3.18 x 7.47m)



With a front facing bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame fire inset.

## Sitting Room



With upvc entrance door entering the rear garden, providing a relaxing area.

### Breakfasting Area 9'10" x 7'2" (3.01 x 2.19m)



Pleasant dining space with open access to the kitchen.

### Kitchen 8'4" x 6'3" (2.56 x 1.91m)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units.

### Master Bedroom 12'0" x 9'7" (3.68 x 2.94m)



With front facing double glazed window and fitted wardrobe space.

### Bedroom Two 9'8" x 11'2" (2.95 x 3.42m)



With rear facing double glazed window

### Shower Room



With a three piece suite comprising of a walk in shower, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### Garage

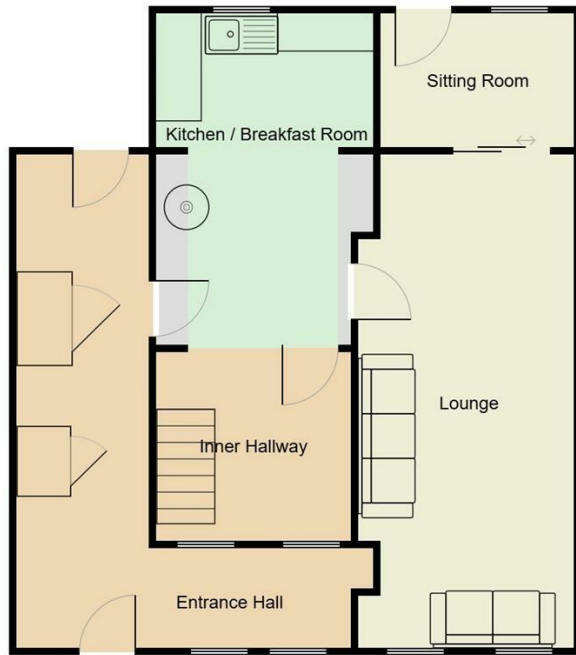
Single detached garage, hosting power and lighting.

### External



To the front of the property is a driveway providing off road parking, there is further parking to the rear and access to the detached garage.

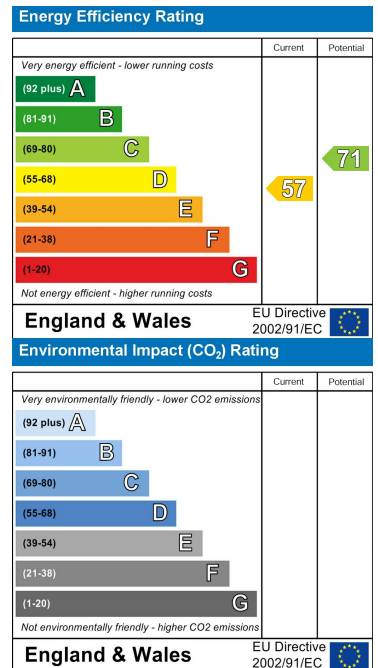
## Floor Plan



## 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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**Merryweathers Mexborough** 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: [mexborough@merryweathers.co.uk](mailto:mexborough@merryweathers.co.uk)

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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