



**Sunnyside Close, North Anston Sheffield S25 4FP**

**welcome to**

**Sunnyside Close, North Anston Sheffield**

MODERN TWO bedroom MID TERRACED with OFF ROAD PARKING and enclosed REAR GARDEN.. Perfect purchaser for FIRST TIME BUYERS or INVESTORS!! \*\*\* GUIDE PRICE £160,000 \*\*\*



### **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.

### **Lounge**

Front facing double glazed entrance door and window, electric fire and central heating radiator.

### **Kitchen**

Shaker style kitchen units and breakfast bar. Inset sink unit, offering space for a fridge freezer, plumbing for a washing machine, built in electric oven and hob. Rear facing double glazed patio doors and tiled flooring.

### **First Floor Landing**

Loft access

### **Bedroom One**

Double bedroom with front facing double glazed window, built in wardrobe and central heating radiator.

### **Bedroom Two**

Rear facing double glazed window and central heating radiator.

### **Bathroom**

Bath with electric shower over, wc and wash hand basin, tiled flooring and rear facing window.

### **External**

The front of the property offers a pebbled area for a vehicle and the rear offers a patio seating area and artificial lawn.



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## Sunnyside Close, North Anston Sheffield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MODERN THROUGHOUT
- ENCLOSED REAR GARDEN

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

guide price

**£160,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DGT108051 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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