

36 Plymouth Road, Abbeydale, Sheffield, S7 2DE
By Auction £165,000

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36 Plymouth Road, Abbeydale, Sheffield, S7 2DE

By Auction £165,000

Council Tax Band: A

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £165,000 A larger than average and well presented three bedroom double offshot mid-terraced home which is located just off Abbeydale Road and is ideal for first time buyers! Enjoying bright and spacious rooms over three levels, the property is situated within close proximity to a wealth of shops, cafes and amenities in this ever popular suburb and is well served by regular bus routes giving access to the universities, hospitals, city centre and the Peak District. With double glazing and gas central heating throughout, the property in brief comprises; side entrance hallway, lounge, dining room with cellar access and an offshot kitchen. To the first floor there is a landing area, two spacious bedrooms and an offshot bathroom. Outside, a shared passage leads to the rear where there is a spacious courtyard style garden. Available to the market with **NO CHAIN INVOLVED**, a viewing is highly recommended to appreciate the accommodation on offer - call Archers Estates to book your visit today! Leasehold tenure, 673yrs remain on the lease. Ground rent is £2.25pa. Council tax band A.

Auction Notes

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Side Entrance Hallway

Access to the property is gained through a side facing upvc entrance door which leads to the hallway. Having a staircase rising to the first floor and doors lead to the lounge and dining room.

Lounge

A bright and spacious room which has a front facing upvc double glazed window and a radiator.

Dining Room

Another spacious reception room which has a rear facing upvc double glazed window, radiator and useful storage cupboard. A door leads to the cellar head and the room opens to the offshot kitchen.

Cellar Head

Steps descend to the cellar, which offers a good amount of storage.

Offshot Kitchen

Having fitted wall and base units with a laminated worksurface incorporating a gas hob with extractor above. There is an integrated electric oven and space for a fridge freezer and washing machine. With tiled splashbacks to the walls, laminate flooring, a radiator, a side facing upvc double glazed window and a side facing upvc door to the outside.

First Floor Landing Area

A staircase ascends from the hall and leads to the first floor landing area, which is larger than average and has internal windows to the second bedroom and a further staircase rising to the second floor.

Master Bedroom

A good sized master bedroom which has a front facing upvc double glazed window, radiator and a walk in storage cupboard.

Bedroom Two

The second bedroom is a spacious single sized room having a radiator and rear facing upvc double glazed window.

Offshot Bathroom

Having a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With tiled walls, a radiator, laminate flooring and a side facing upvc double glazed window.

Attic Bedroom Three

A staircase ascends from the first floor landing and leads to the attic bedroom, which is larger than average and enjoys a dual aspect layout having a front facing velux window and rear facing upvc double glazed dormer window. With a radiator and ample space for bedroom furniture.

Outside

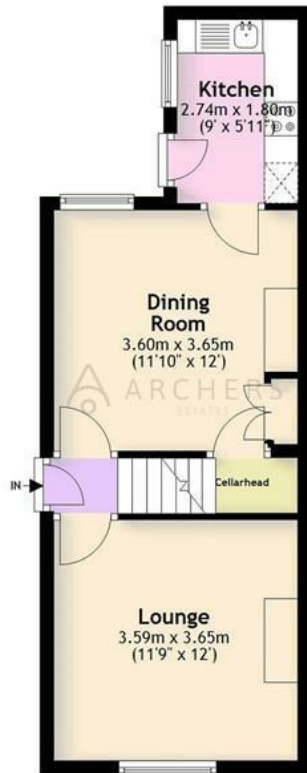
To the front of the property there is a small low maintenance area with hedging. A shared passage leads down the side of the property and gains access to the rear where there is a sizeable courtyard style garden with fencing, walls and a raised bed.



Cellar
Approx. 14.0 sq. metres (151.0 sq. feet)



Ground Floor
Approx. 35.1 sq. metres (378.0 sq. feet)



First Floor
Approx. 35.0 sq. metres (377.3 sq. feet)



Second Floor
Approx. 20.6 sq. metres (222.0 sq. feet)



Total area: approx. 104.8 sq. metres (1128.2 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC