



**Chadwick Road, Moorends Doncaster DN8 4NG**

**welcome to**

**Chadwick Road, Moorends Doncaster**

OFFERED TO THE MARKET WITH NO UPWARD CHAIN & MOVE IN READY!! Welcome to Chadwick Road, a excellently positioned three bedroom semi-detached home on the outskirts of Moorends, boasting open views to the rear, off-street parking & well-presented throughout. VIEWING ADVISED!!



## **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**

Entering into property with carpet floor covering, side facing double glazed window with stairs to first floor.

### **Lounge**

Boasting front facing double glazed window, carpet floor covering & centrally heated radiator.

### **Kitchen/Diner**

Boasting fitted wall & base units in a high gloss finish with fitted worktops, fitted sink & drainer, fitted hob & oven, rear facing double glazed window, laminate floor covering & centrally heated radiator along with

double doors leading onto rear garden.

### **Landing**

With stairs rising from the ground floor entrance hall, the landing provides access to all first floor living spaces with carpet floor covering & centrally heated radiator.

### **Bedroom One**

Boasts front facing double glazed window, carpet floor covering & centrally heated radiator.

### **Bedroom Two**

Comprises of a rear facing double glazed window, carpet floor covering & centrally heated radiator.

### **Bedroom Three**

Boasts front facing double glazed window, carpet floor covering & centrally heated radiator.

### **Family Bathroom**

The family bathroom boasts a three piece suite with low flush w/c, wash hand basin & bath with attached shower fitting, part tiling to wall, heated towel rail & laminate floor covering.

### **Outside & Exterior**

To the front of the property here is a low maintenance driveway providing off-street parking for multiple vehicles & gated access. To the rear there is open views with lawn space & patio area perfect for entertaining.



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## Chadwick Road, Moorends Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO UPWARD CHAIN
- Excellent Position With Open Views

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THN105446 - 0004

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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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