



8 Newington Road, Endcliffe park, Sheffield, S11 8RZ

Saxton Mee

# 8 Newington Road

## Endcliffe park

Guide Price

# £300,000

GUIDE PRICE \*Unconditional lot £300,000 + fees

PROPERTY BEING SOLD AT AUCTION. AUCTION DATE 25TH FEBRUARY

Larger-than-average three double bedroom terrace. Full of charm, character, and period features. Spacious bay-fronted living room and separate dining room. Offered for sale with NO onward chain. Walking distance to Ecclesall Road, parks, and green spaces. Must be viewed to fully appreciate the space on offer. Cellar for storage. Delightful rear garden.

### Legal Pack

A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack, click the Legal Documents button at the bottom of this advert or visit [tcpa.co.uk](http://tcpa.co.uk).

### Auction Information

To view the auction information, click the Online Bidding button at the bottom of this advert or visit [tcpa.co.uk](http://tcpa.co.uk).

**UNCONDITIONAL LOT** Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

### Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.



- Larger-than-average three double bedroom terrace
- Full of charm, character, and period features
- Spacious bay-fronted living room and separate dining room
- Offered for sale with NO onward chain
- Walking distance to Ecclesall Road, parks, and green spaces
- Must be viewed to fully appreciate the space on offer here.
- Cellar for storage
- Delightful rear garden





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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**Saxton Mee**