



44 Broadwater

Bolton-Upon-Dearne, Rotherham

- VIEW, BID, BUY! For Sale by Modern Auction – T & C's apply
- Three Bedroom Semi Detached House
- COMPLETE REFURBISHMENT REQUIRED
- PLEASE NOTE: No internal viewings available
- Lounge & open plan Kitchen/Diner
- Three generously Sized Bedrooms
- Potential to create a driveway STPP
- Freehold | EPC: Ordered



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For Sale by Modern Method of Auction – Three-Bedroom Semi-Detached House Requiring Full Refurbishment

An excellent investment opportunity to acquire this three-bedroom semi-detached property, offered for sale via the Modern Method of Auction. Requiring a comprehensive programme of refurbishment throughout, this property presents significant potential for investors, developers or buyers looking to create a family home.

Please note: Due to the condition of the property, it is currently unsafe to occupy, and internal viewings are not possible. The property will be sold as seen, with a full floor plan available to interested parties.

As agents, we understand the property requires extensive renovation works, including but not limited to:

- Complete electrical rewire.
- New plumbing system, including gas pipework.
- Replacement of floorboards where required.
- New internal & external doors.
- New fitted kitchen.
- New bathroom suite.
- Removal of all rubbish and waste.
- Complete garden clearance and landscaping.

Accommodation comprises:

Entrance leading to Lounge, Kitchen/Dining room, First floor landing, Two double Bedrooms both benefiting from built-in storage, One single bedroom, Family bathroom fitted with a bath, WC and wash hand basin.

The property also offers the potential to create off-road parking, subject to the necessary permissions and approvals.

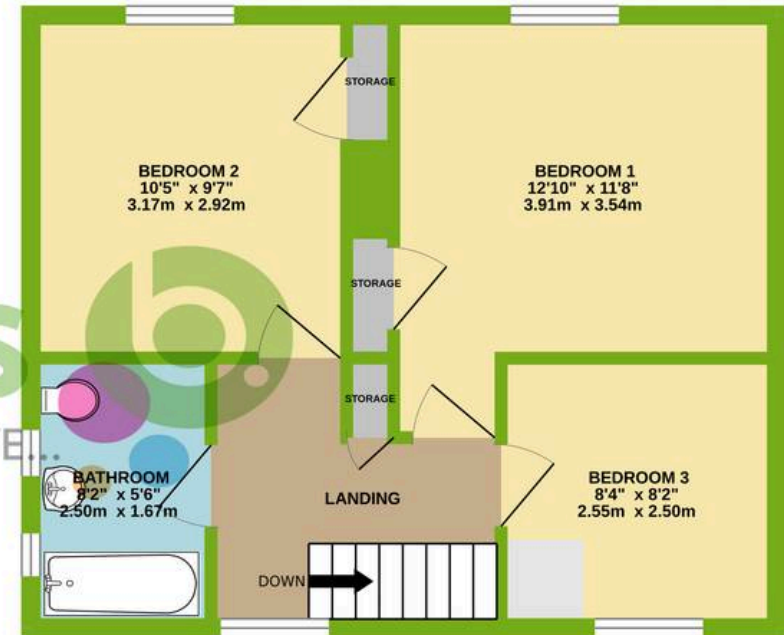
This is a rare opportunity to purchase a property with **excellent renovation potential** in a popular residential location. Buyers should carefully consider the extent of



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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