

STEPHENSON BROWNE

Crewe Road, Sandbach

CW11 3RL

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Auction Guide £125,000

Description

Attention developers and investors! A two double bedroom mid-terrace property situated in the popular residential area of Wheelock, Sandbach, offering excellent scope for modernisation. The property is offered for sale by the Modern Method of Auction with a fast sale service and benefits from vacant possession and no onward chain.

The property provides accommodation arranged over two floors and briefly comprises two reception rooms, offering versatile living and dining space, together with a kitchen and access to the rear of the property. To the first floor are two generous double bedrooms and a large family bathroom.

Further benefits include a loft room, providing additional useful space and potential for a variety of uses, together with a cellar and brick-built store, offering valuable additional storage. The property also enjoys a private enclosed rear yard, providing an outdoor space with scope for landscaping and improvement.

The property is in need of modernisation throughout, making it an ideal project property for developers, investors or buyers looking for a home with potential. There is scope to update the accommodation to create a modern and comfortable home, subject to any necessary permissions and consents.

Located within the established and popular residential area of Wheelock, the property is well placed for access to local amenities and facilities, whilst Sandbach town centre and surrounding areas are also readily accessible. The location is well suited to those seeking convenient access to local transport links and the wider Cheshire area.

With two double bedrooms, two reception rooms, a large bathroom, loft room, cellar, brick store and private enclosed rear yard, the property offers a good amount of accommodation and considerable potential for improvement.

Offered with no onward chain, and available through a fast sale service, early viewing is recommended to appreciate the scope and potential this property has to offer.













Room Descriptions

Modern Method of Auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.













Why Choose SB Sandbach To Sell Your Property?

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.

Living Room
11'3" x 10'0"

Dining Room
11'3" x 11'3"

Kitchen
9'11" x 8'1"

Bedroom One
14'8" x 12'1"

Bedroom Two
11'5" x 9'8"

Bathroom
9'8" x 8'2"













Floorplans

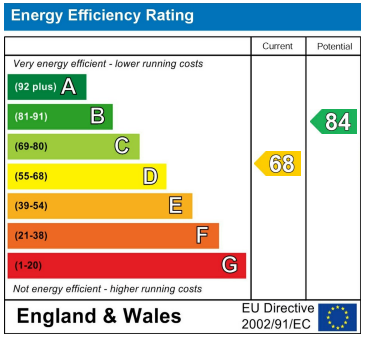


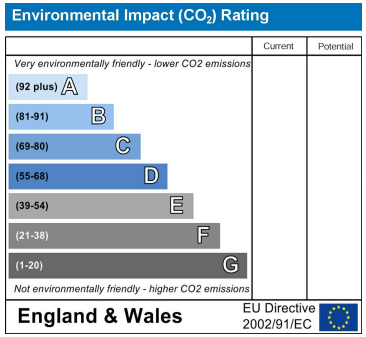
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



EPC Rating





Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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www.stephensonbrowne.co.uk