



49 WEST STREET, CONGLETON, CW12 1JY

AUCTION GUIDE £225,000



STEPHENSON BROWNE

**MODERN METHOD OF AUCTION-
STARTING BID- £225,000**

A conveniently located terrace property split into four flats providing a current fully let gross income of £24,840 per annum, also benefitting its own car park to the rear, a stand out feature for a town centre property. Available with tenants in situ (currently two out of four flats are occupied, a further flat will be tenanted shortly).

The heart of Congleton Town Centre offers many different and some recently new and upcoming restaurants, bars and pubs with lots of charming cafes, little shops, hairdressers, barbers and of course all essential health care. There are also good schools within walking distance and great transport links.

Flat 1- £500pcm- One bedroom ground floor flat comprising living room, breakfast kitchen, bedroom and shower room. Also with yard area to the rear.

Flat 2- £600pcm- One bedroom first floor flat comprising living room, kitchen, two bedrooms and shower room.

Flat 3- £495pcm- One bedroom first floor flat comprising living room, kitchen, bedroom and shower room.

Flat 4- £475pcm- One bedroom second floor flat comprising living room, kitchen, bedroom and four piece suite bathroom.

Basement- large store room comprising of three separate areas. Access via double doors to the rear.

Ideal opportunity for investors! Call us on 01260 545600 to arrange a viewing.



Auctioneers Comments
STARTING BID: £225,000.

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 £300.00 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 4.50% 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. Payment varies but will be no more than £450.00. These services are optional.

FLAT 1
£500pcm- One bedroom ground floor apartment, yard area to the rear, gas central heating and double glazed windows.

Living Room
16'8" x 15'1"

Breakfast Kitchen
11'3" x 10'2"

Bedroom
12'6" x 10'1"

Shower Room
7'5" x 6'3"

FLAT 2
£600pcm- Two bedroom first floor apartment, gas central heating and double glazed windows.

Living Room
10'1" x 9'1"

Kitchen
9'3" x 8'11"

Bedroom One
12'7" x 10'4"

Bedroom Two
12'6" x 5'5"

Shower Room
7'4" x 3'3"

FLAT 3
£495pcm- One bedroom first floor apartment, gas central heating and double glazed windows.

Living Room
12'7" x 9'10"

Kitchen
10'0" x 6'1"

Bedroom
11'8" x 10'2"

Shower Room
6'1" x 2'7"



FLAT 4

£475pcm- One bedroom second floor apartment, four piece suite bathroom and Velux windows. Gas central heating is being connected to this flat on 24th March.

Living Room

14'11" x 8'6"

Kitchen

10'11" x 7'1"

Bedroom

16'0" x 9'3"

Bathroom

9'5" x 9'4"

BASEMENT

Large store room comprising of three separate areas. Access via double doors to the rear.

EXTERNALLY

Car park to the rear with ample off road parking.

Agents Note

Council Tax Band is per flat.



Floor Plan



Area Map



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

| Environmental Impact (CO ₂) Rating | |
|---|------------------|
| | |
| | CurrentPotential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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