



Melchett Crescent, Rudheath Northwich CW9 7EW

welcome to

Melchett Crescent, Rudheath Northwich

TWO BEDROOM MID TERRACED PROPERTY WITH OFF ROAD PARKING, LARGE GARDEN AND NO UPWARD CHAIN!



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 £300 inc VAT towards the preparation cost of the pack.

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.

Lounge

16' x 11' (4.88m x 3.35m)

Door to front aspect, double glazed window to front aspect, gas fire in surround, laminate flooring, storage and radiator

Kitchen

7' x 7' (2.13m x 2.13m)

Range of wall and base units with contrasting work surfaces over, space for oven, fridge/ freezer and washing machine, sink and drainer unit, double

glazed window to rear aspect, tiled flooring and radiator

Bedroom One

13' x 10' 10" (3.96m x 3.30m)

Two double glazed window to front aspect, laminate flooring, built in storage and radiator

Bedroom Two

16' x 8' (4.88m x 2.44m)

Double glazed window to rear aspect and radiator

Bathroom

Bath with shower over, low level WC, hand wash basin and radiator

External

Driveway parking. Large private garden to the rear which is mainly laid to lawn with patio seating area, shed and outside tap

Agents Note

Council Tax Band B



view this property online swetenhams.co.uk/Property/NRT107490



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Property
- Driveway Parking

Tenure: Freehold EPC Rating: C

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NRT107490 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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