



Huxley Street, Northwich CW8 1DD

welcome to

Huxley Street, Northwich

SPACIOUS THREE BEDROOM MID TERRACED PROPERTY IN A POPULAR NORTHWICH LOCATION WITH 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

Entrance Hall

Entrance door to front aspect, stairs to first floor and radiator

Lounge

11' 1" max x 10' 5" (3.38m max x 3.17m)

Double glazed window to front aspect, gas fire in surround and radiator

Dining Room

11' 5" max x 11' 1" (3.48m max x 3.38m)

Double glazed window to rear aspect, built in storage and radiator

Kitchen

9' x 7' 5" (2.74m x 2.26m)

Range of fitted wall and base units with contrasting work surfaces over, gas hob, electric oven, sink and drainer units, space for fridge/ freezer and washing machine. Double glazed window to side aspect, large under stairs storage area and side door leading to rear garden

Bedroom One

14' 7" max x 10' 5" (4.45m max x 3.17m)

Double glazed window to front aspect, cast iron feature fireplace and radiator

Bedroom Two

11' 2" x 9' 4" max (3.40m x 2.84m max)

Double glazed window to rear aspect, cast iron feature fireplace and radiator

Bedroom Three

7' 3" x 6' 3" (2.21m x 1.91m)

Double glazed window to rear aspect and radiator

Bathroom

Bath with shower over, low level WC, hand wash basin, double glazed frosted window to side aspect and radiator

External

Brick built outbuilding with power and that houses boiler. Patio seating area and gated access



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Huxley Street, Northwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Mid Terraced Property
- Popular Location

Tenure: Freehold EPC Rating: D

guide price

£115,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NRT107873 - 0002

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