



**Gladstone Street, Winsford CW7 4BB**



## **welcome to**

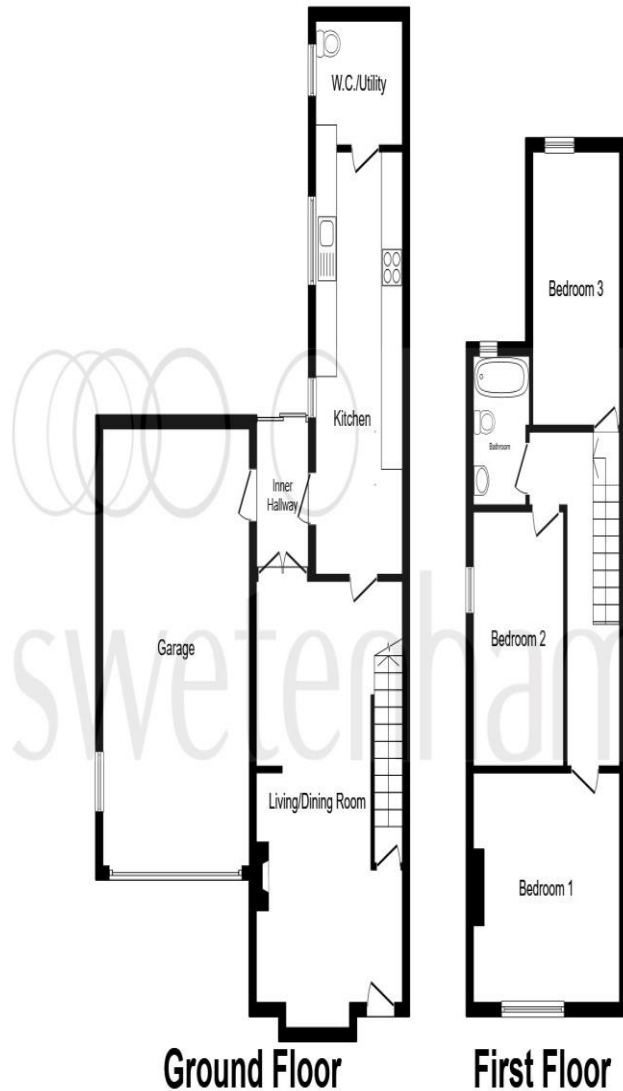
### **Gladstone Street, Winsford**

Three Bedroom Semi Detached Property.  
Garage & Off Road Parking, Large  
Reception Room, Utility Room/WC, Close  
to Winsford town centre. No Forward  
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.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



### Living /Dining Room

24' 2" x 13' 8" ( 7.37m x 4.17m )

### Kitchen

22' 1" x 8' 1" ( 6.73m x 2.46m )

### W.C./ Utility

### Inner Hallway

### Landing

### Master Bedroom

14' 1" x 11' 2" ( 4.29m x 3.40m )

### Bedroom Two

9' 7" x 8' 5" ( 2.92m x 2.57m )

### Bedroom Three

10' 3" x 8' 2" ( 3.12m x 2.49m )

### Family Bathroom

### Garage

### Externally

To the front of the property you will find a driveway providing off road parking with lockable privacy post, leading to a garage with electric remote control door. To the rear is an enclosed garden offering a space to relax and enjoy the outdoors.

### Agents Note:

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property

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## **Gladstone Street, Winsford**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Semi Detached
- No Forward Chain

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

guide price

**£165,000**



**view this property online** [swetenhams.co.uk/Property/WSF108620](https://swetenhams.co.uk/Property/WSF108620)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
WSF108620 - 0008

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