



6 Tennyson Avenue

CW1 5JR

Auction Guide £148,000



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STEPHENSON BROWNE



6 Tennyson Avenue

- For Sale By Modern Method Of Auction
- Two Bedrooms
- Breakfast Kitchen
- Popular And Sought After Location
- Good Size Gardens With Ample Parking
- Semi Detached Bungalow
- Lounge Diner
- Conservatory
- Ideal For All Age Groups
- Viewing Highly Recommended

For sale by Modern Method of Auction: Starting Bid Price £148,000 plus Reservation Fee. This modern semi detached true bungalow is offered for sale with no buying chain involved and is located within a highly regarded and popular location. It is ideally positioned for access to local shops and schools for day to day needs whilst the retail park, town centre and lifestyle centre are all easily accessible and should cater for your everyday needs. The accommodation comprises of a kitchen with a range of fitted units and the lounge is a great size that could accommodate a dining table if required, there is also a large window to the front allowing light to flood in. There is an inner hallway which gives access to both bedrooms and the shower room, there is also a large storage cupboard housing the combination boiler. Located off bedroom two is a conservatory which overlooks the garden. The property has double glazing and gas central heating with a combination boiler. Externally the gardens extend to the front, side and rear and have been designed with low maintenance in mind, there is a car port to the side with an additional set of double gates providing extra security. To the rear the garden is enclosed and should provide an ideal area for relaxing and sitting out during the summer months. A home suitable for all age groups, worthy of an early inspection.



Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with Iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by Iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Fitted Kitchen

11'4" x 8'11" (3.464m x 2.719m)

Two double glazed windows. Double glazed door. Range of fitted units comprising a single drainer sink unit with work surfaces adjacent. Base units under with cupboards and drawers. Wall mounted cabinets over. Built in four ring gas hob with an electric oven and grill. Extractor fan. Space for a fridge freezer. Plumbing for a washing machine. Complementary tiling. Radiator.

Lounge Diner

18'3" x 11'11" reducing to 7'10" (5.586m x 3.640m reducing to 2.406m)

Double glazed window to the front. Space for a dining table if required. TV point. Feature fire surround housing a coal effect gas fire as fitted. Two radiators.





Inner Hallway

Access to both bedrooms and the bathroom. Built in store housing a wall mounted gas fire as fitted. Access to loft space.

Shower Room

Modesty double glazed window. Double shower base with glass screen and shower boarding, wall mounted shower as fitted. Pedestal wash hand basin. Low level W.C. Complementary tiling. Radiator.

Bedroom One

11'5" x 9'10" (3.487m x 3.022m)

Double glazed window. Radiator. Fitted double wardrobe with mirror fronted sliding doors.

Bedroom Two

Double glazed sliding patio doors. Radiator. Fitted double wardrobe with mirror fronted sliding doors.

Conservatory

Double glazed construction with windows and doors opening onto the garden. Tiled floor.

Externally

The property stands within neat good size gardens all set behind a low level brick wall with double opening wrought iron gates. There is ample parking and further gates to the side providing additional security giving access to the car port and rear. To the rear the garden is enclosed and has been gravelled for ease of maintenance.

Carport

Located to the side of the property.

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.

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

Council Tax

Band B

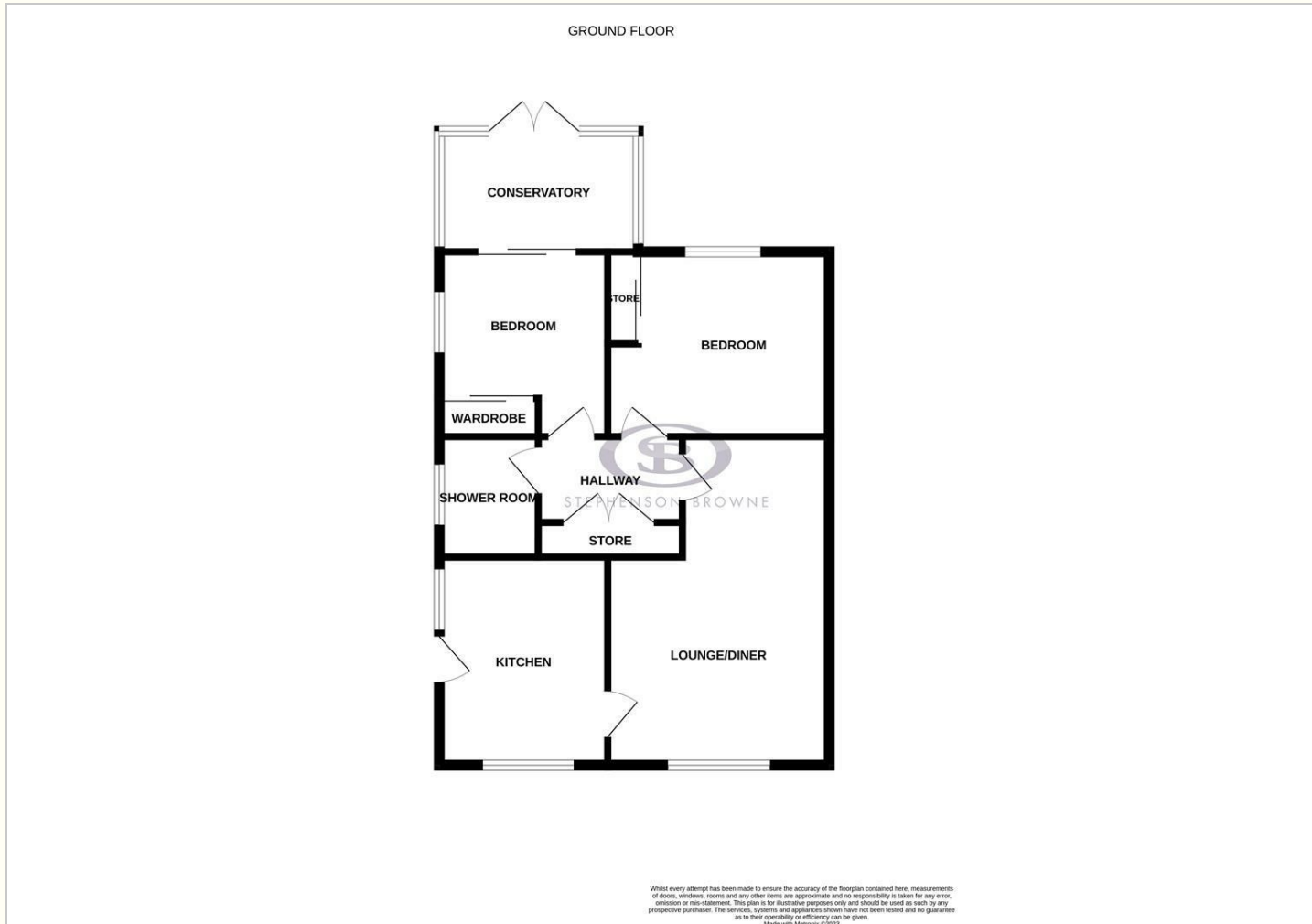
Directions

From the agents office turn right into Nantwich Road and continue through two sets of traffic lights to the roundabout. Take the first exit off into Macon Way and continue to the end. Turn right into Hungerford Road and take the second left turn into Coleridge Way. Take the third right hand turn into Wordsworth Drive and next right into Tennyson Avenue, the property is located on the left hand side clearly identified by our 'For Sale' sign.





Floor Plans

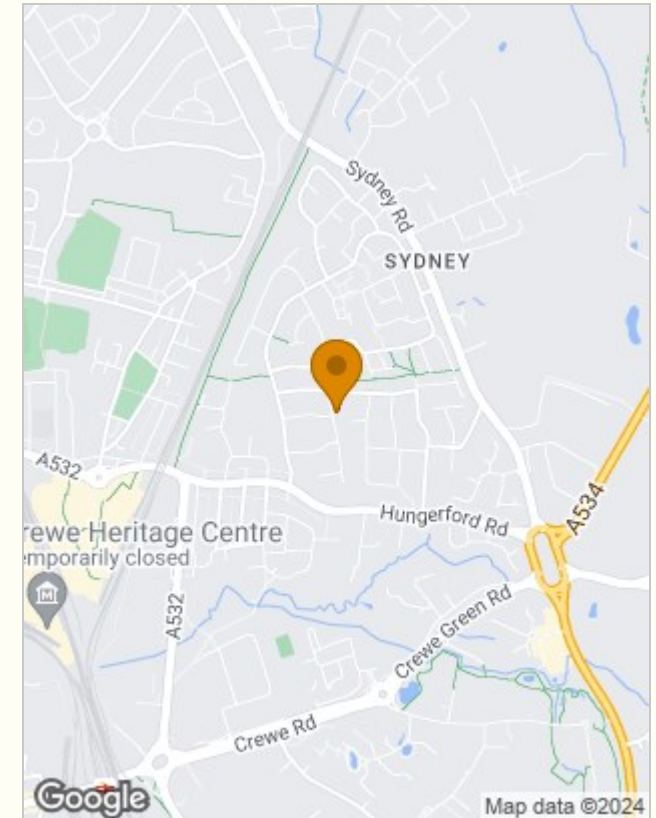


Viewing

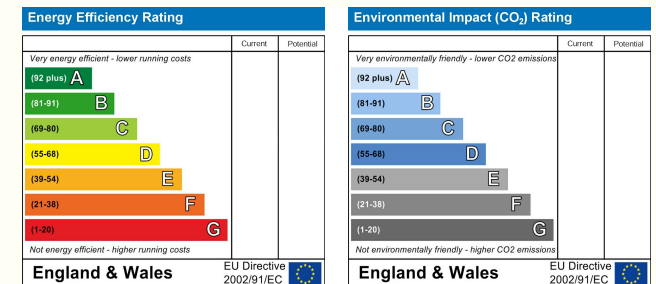
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they 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

Location Map



Energy Performance Graph



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