



6 Hesketh Croft

CW1 4RY

Auction Guide £135,000



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STEPHENSON BROWNE



For sale by Modern Method of Auction: Starting Bid Price £135,000 plus reservation fee. This charming modern three bedroom link detached home is set within a sought after location towards the north side of Crewe. This residence is perfect for families, first time buyers, investors or those seeking a peaceful abode within easy reach of everyday essentials including shops for day to day needs, highly regarded schools and easy access for two of the towns major employers namely Leighton hospital and Bentley motors. Upon entering, you're greeted by a welcoming atmosphere that flows throughout the home, there is an entrance which leads to a spacious living room with bow window allowing light to flood in, ideal for relaxation or entertaining guests as it is open plan to the dining room which boasts French doors to the garden. The kitchen has a range of modern units and a doorway providing access to the covered carport. On the first floor there are three bedrooms, each offering comfortable accommodation for rest and relaxation, all with fitted wardrobes and storage. While lacking an en suite, the main bathroom boasts contemporary fixtures and fittings, ensuring comfort and convenience for occupants. Outside, the property benefits from a private landscaped garden, providing an outdoor sanctuary for enjoying sunny days or alfresco dining. Additionally, residents will appreciate the convenience of off-road parking. With excellent transport links nearby, commuting to neighboring areas is effortless, making it an ideal choice for those seeking a well connected lifestyle. In summary, this modern three bedroom link detached residence in Hesketh Croft presents an inviting opportunity to embrace comfortable living in a convenient and desirable location, making it a must see for discerning buyers. Please note there is a new central heating system and remedial works to the soffits are being completed prior to completion.

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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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.

Entrance Hall

Double glazed window. Radiator. Stairs to the first floor.

Lounge

14'3" x 11'4" (4.363m x 3.456m)

Double glazed bow window to the front. Radiator. TV point. Open plan to the dining room.

Dining Room

9'0" x 7'6" (2.766m x 2.311m)

Double glazed French doors to the garden. Radiator. Sliding doors through to the kitchen.





Kitchen

9'10" x 6'6" (3.019m x 2.005m)

Double glazed window. 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. Complementary tiling. Plumbing for a washing machine. Gas cooker point. Under stairs storage. Space for a fridge. Double glazed door opening into the carport.

Stairs to First Floor

Landing with access to loft space. Double glazed window. Large storage cupboard housing the wall mounted boiler.

Bedroom One

12'7" x 9'0" (3.843m x 2.756m)

Two double glazed windows. Radiator. Built in storage cupboard. Built in wardrobe.

Bedroom Two

8'5" x 7'11" (2.577m x 2.425m)

Double glazed window. Radiator. Built in wardrobe with overhead storage cupboards.

Bedroom Three

7'10" x 5'8" (2.413m x 1.747m)

Double glazed window. Radiator. Built in wardrobe with overhead storage cupboards.

Bathroom

Modesty double glazed window. Radiator. Suite comprising a panel bath with shower attachment from the bath taps. Wall mounted shower with glass screen.

Carport

20'0" x 8'2" (6.106m x 2.492m)

Up and over door to the front, timber door to the rear.

Externally

The property stands within lovely landscaped gardens. There is a stone flagged area to the front providing invaluable off road parking. To the rear the garden is enclosed and features a stone flagged patio, ornamental wall and circular stepping stones within the lawned area. All in all an ideal area for sitting out during the summer months.

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



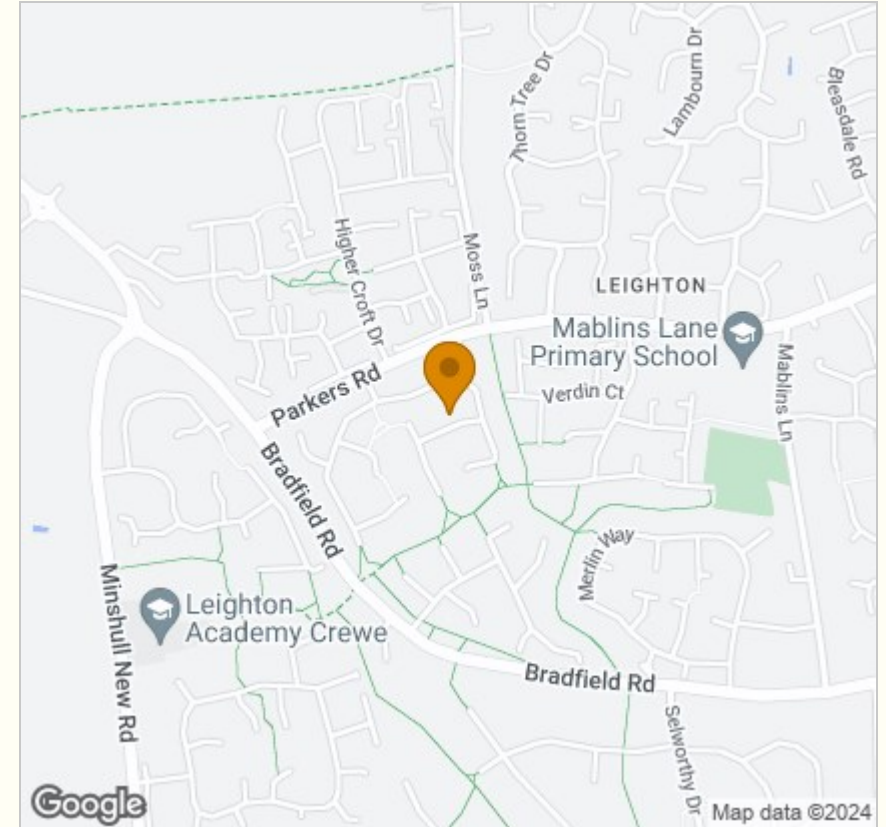
Floor Plan



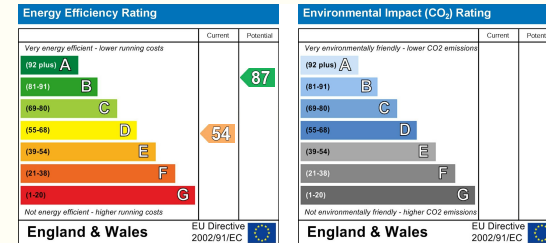
Viewing

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

Area Map



Energy Efficiency Graph



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