



244 Walthall Street

CW2 7LD

Auction Guide £95,000



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STEPHENSON BROWNE



244 Walthall Street

- For Sale By Modern Method Of Auction
- Walking Distance To Train Station
- Investment Opportunity
- Two Receptions
- DG & GCH
- Tenant in Situ
- Close To Local Amenities
- Spacious Property
- Three Bedrooms
- Viewing Highly Recommended

For sale by Modern Method of Auction: Starting Bid Price £95,000 plus Reservation Fee. Stephenson Browne are delighted to offers for sale this traditional bay window terraced home which will prove ideal for investors as there is a tenant in situ. In brief the accommodation comprises: entrance hall with two good size reception rooms and fitted kitchen which is a good size. On the first floor there are three bedrooms, two considered double with a smaller box room/study, the accommodation is completed by the family bathroom. Externally the property has a low maintenance rear yard ideal for socialising with family and friends, or for just sitting out during the summer months. You will find a number of local amenities only a short distance away such as shops, restaurants, petrol stations and health care center. It is worth noting the Crewe train station is only a short walk away, ideal for those who commute. alongside schools for all ages. Call Stephenson Browne today to secure your viewing.



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.

Living Room

Front aspect window. Carpets.

11'11" x 10'3" (3.64m x 3.13m)

Dining Room

Rear aspect window. Carpets. Radiator.

10'9" x 13'4" (3.29m x 4.08m)

Kitchen

Range of units comprising a stainless steel sink, space and plumbing for a washing machine and fridge freezer with an integrated oven with gas hob and wall mounted boiler.

7'7" x 14'7" (2.32m x 4.47m)





Landing
Loft access

Bedroom One 13'9" x 11'10" (4.20m x 3.63m)
Two front aspect windows. Carpets. Radiator.

Bedroom Two 13'5" x 8'7" (4.11m x 2.63m)
Rear aspect window. Carpets. Radiator.

Bedroom Three 7'6" x 9'7" (2.29m x 2.94m)
Rear aspect window. Carpets. Radiator.

Bathroom
White three piece suite with a chrome towel radiator and a side aspect window.

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.

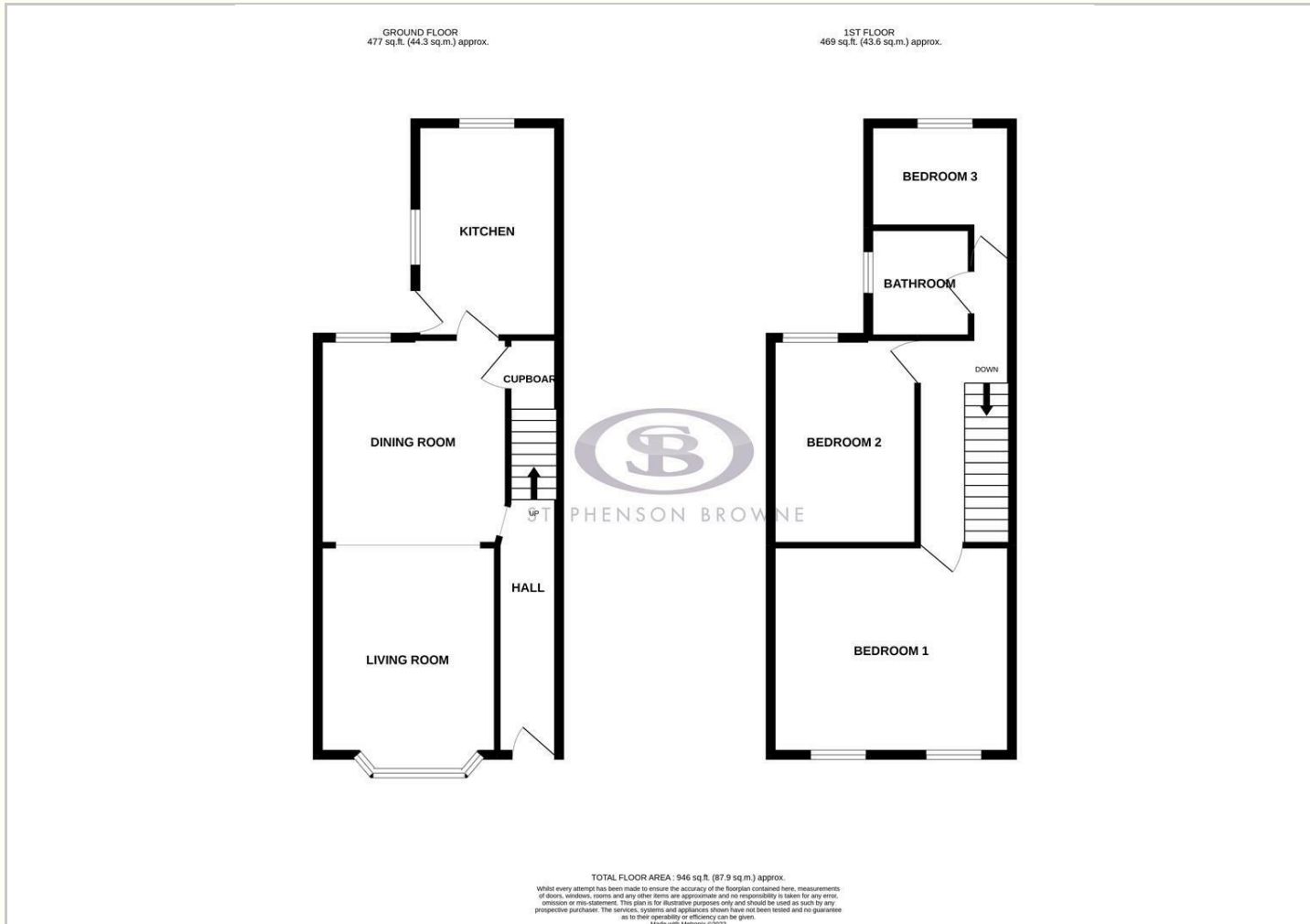
Directions

From the agent's office proceed along Nantwich Road in the direction of the railway station. Take the second left hand turning into Walthall Street.





Floor Plans

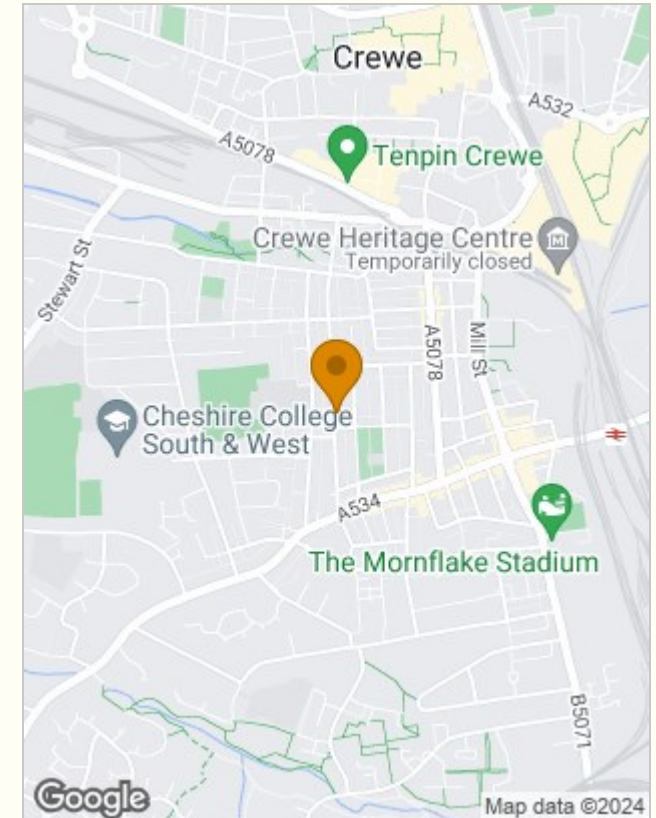


Viewing

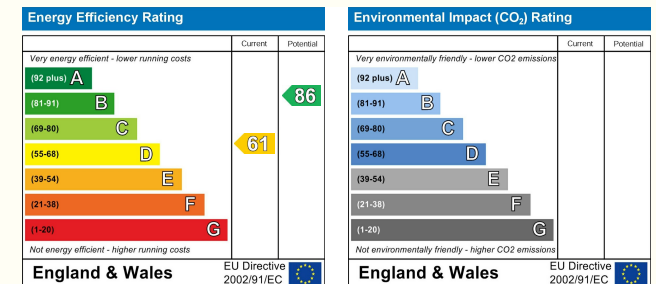
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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



234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk