



417 West Street

CW1 3HZ

Auction Guide £90,000



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STEPHENSON BROWNE



417 West Street

- CHAIN FREE
- Close To Leighton Hospital And Bentley Motors
- Subject To Reserve Price & Reservation Fee
- Original Features Throughout
- Amenities Nearby
- Two Double Bedrooms
- Modern Finish
- For Sale By Modern Method Of Auction
- Suitable For First-Time Buyers And Investors Alike
- Call Us Today To Book Your Viewing

For sale by Modern Method of Auction: Starting Bid Price £90,000 plus reservation fee. Stephenson Browne are pleased to bring to market this 3 well kept 3 bedroom mid-terraced property on West Street available with NO ONWARD CHAIN! Sure to suit a wide variety of buyers, this home boasts fantastic location being nearby to Bentley Motors, Leighton Hospital and Crewe Town Centre. This home is a great example of what contemporary living can look like whilst maintaining the character of a traditional terraced property having original features throughout. Do not miss out!

The property offers a sizeable and airy living room, a contemporary fitted kitchen with invaluable storage space off. Further, there is a small hallway at the rear with access to the back garden, ideal for storing shoes and coats! The ground floor is finished with an ultra modern bathroom suite. To the upstairs, you will find three well proportioned bedrooms, two of which are ample doubles. This home is completed by an upstairs W.C.

Externally, there is a low maintenance paved rear garden.

Call us today for more information!



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 3'3" x 14'1" (1m x 4.3m)
Double glazed front door. Radiator. Stairs to first floor.

Living Room 10'5" x 13'5" (3.2m x 4.1m)
Double glazed window. Radiator. French doors leading into kitchen.

Kitchen 7'6" x 14'1" (2.3m x 4.3m)
Variety of wall and base units. Open chimney breast space for cooker. Invaluable storage space off. Double glazed window. Radiator.

Hall 6'6" x 3'3" (2m x 1m)
Double glazed door leading to rear garden.





Bathroom 6'6" x 6'6" (2m x 2m)
Low level W.C. Pedestal wash hand basin. Bath with shower over. Double glazed modesty glass window.

Stairs To First Floor

Landing
Stairs to ground floor. Loft access.

Master Bedroom 10'9" x 13'1" (3.3m x 4m)
Dual aspect double glazed windows overlooking front aspect. Radiator.

Bedroom Two 10'9" x 8'6" (3.3m x 2.6m)
Double glazed window overlooking rear aspect. Radiator. Exposed brick chimney breast.

Bedroom Three 6'10" x 6'6" (2.1m x 2m)
Double glazed window overlooking rear aspect. Radiator.

Upstairs W.C 3'7" x 3'7" (1.1m x 1.1m)
Low level W.C. Wash hand basin.

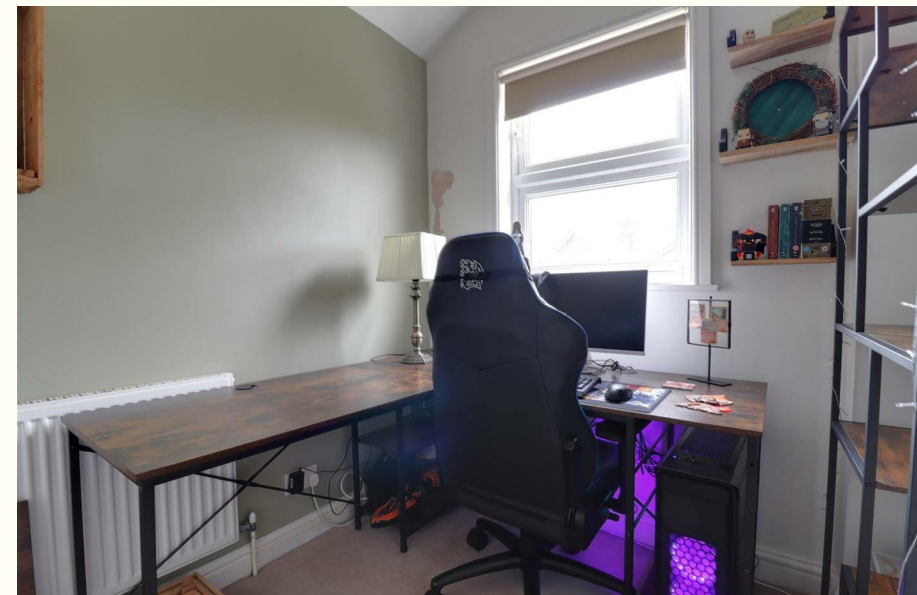
Externally
Low maintenance paved rear garden. Outbuilding for outside storage.

Council Tax
Band A.

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.

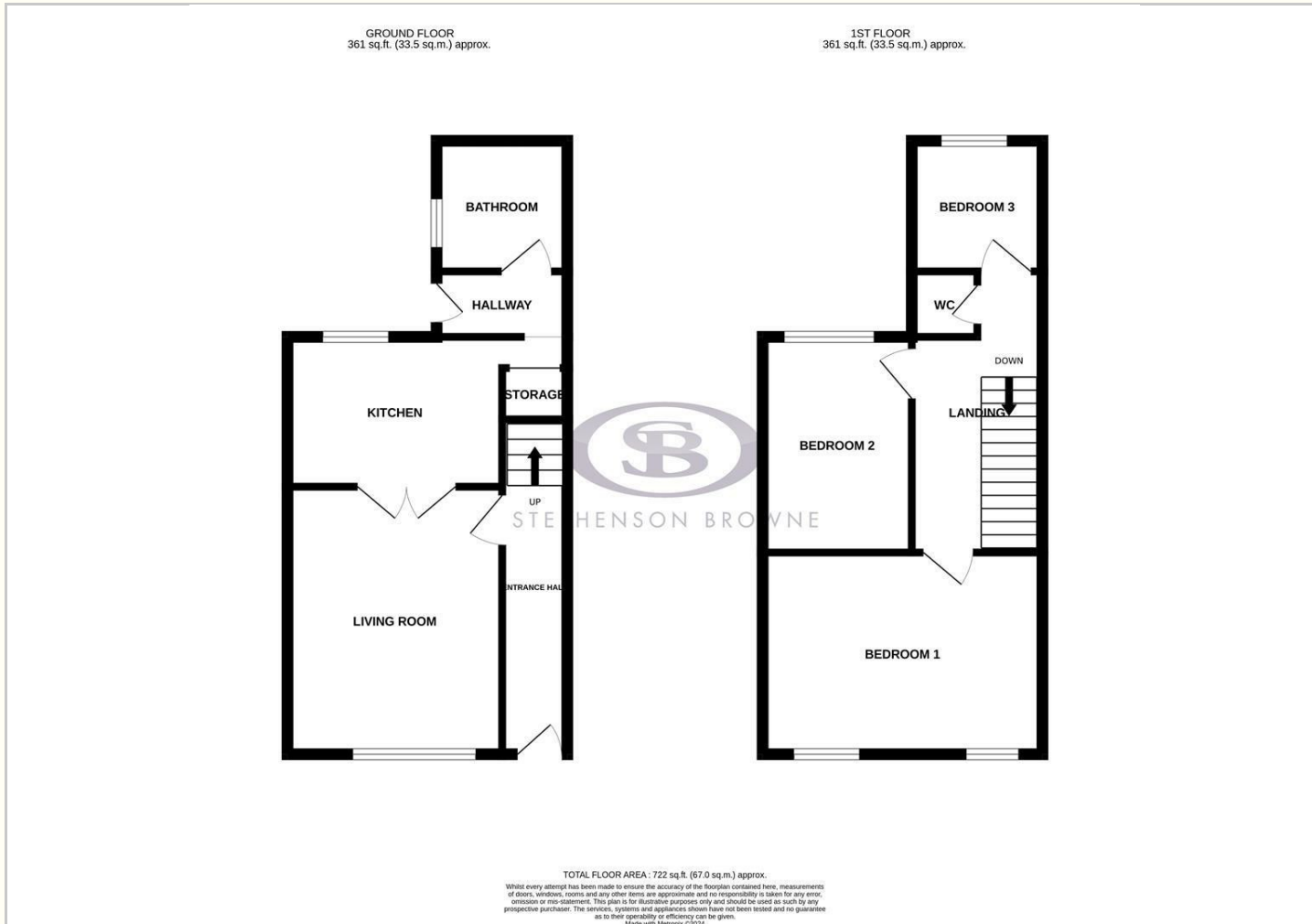
Need to Sell?
For a FREE valuation please call or e-mail and we will be happy to assist.

Directions





Floor Plans

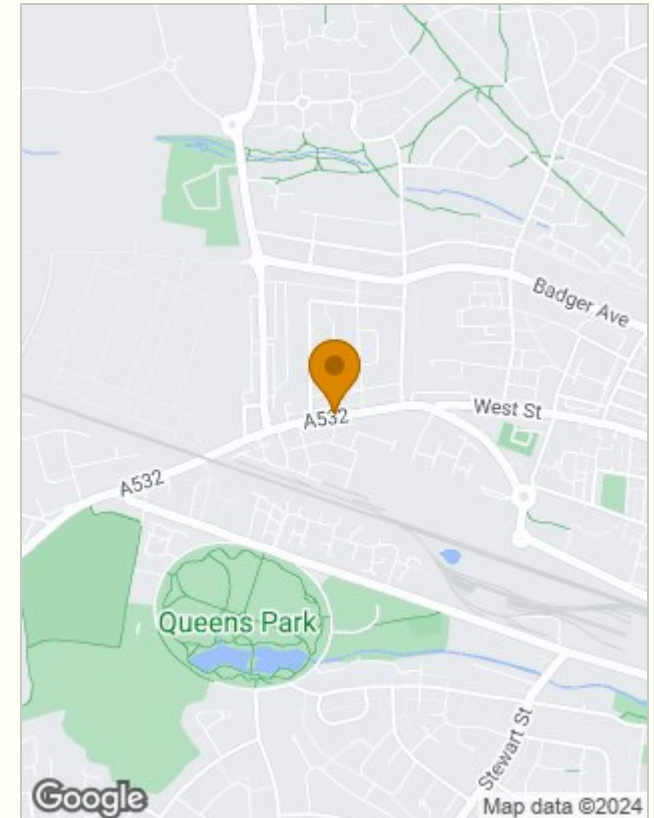


Viewing

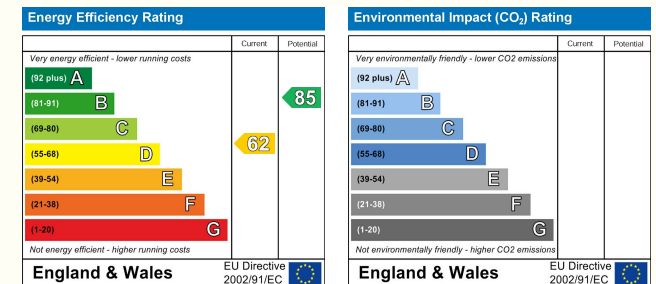
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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@stephensombrowne.co.uk | www.stephensombrowne.co.uk