



20 Betley Street

CW1 2LE

Auction Guide £90,000



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STEPHENSON BROWNE



20 Betley Street

- For Sale Via Modern Method Of Auction
- Former Grade II Listed Railway Cottage
- Spacious Lounge
- Gas Central Heating
- Centrally Located
- No Buying Chain Involved
- Courtyard Setting & Walled Garden
- Two Bedrooms
- Wooden Latch Doors
- Allocated Parking

For sale by Modern Method of Auction: Starting Bid Price £90,000 plus reservation fee. Stephenson Browne are delighted to present with no buying chain involved this quaint end terrace Grade II listed former railway cottage full of character and charm with wooden latch doors and sash windows. It set within a lovely courtyard very well placed for access to the town centre being only a short stroll away providing many shopping and leisure facilities, the retail park and lifestyle centre are close by alongside many supermarkets all of which should provide for your shopping and leisure needs. Also close to hand are many of the town's major employers including Bentley Motors and Leighton Hospital. There is a walled cottage style garden to the rear alongside invaluable allocated parking, rarely seen within the confines of the town centre. The accommodation features gas central heating and comprises of an entrance vestibule leading to the good size lounge with feature fire surround and recessed alcove, it is worth noting that there is space for a small table and chairs if required. The kitchen although dated is functional and on the first floor there are two double bedrooms and bathroom, this home will allow you incorporate your own individual style and impression, it offers great potential and is ideal for a wide variety of buyers. Call our office 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.

Entrance

Wooden entrance door. Stairs leading to the first floor.

Lounge Diner

14'0" reducing to 11'3" x 14'6" (4.278m reducing to 3.454m x 4.429m)
Two wooden and glazed sash window to the front and rear. Radiator. Raised hearth with recessed alcove all set into chimney breast with feature wooden fire surround. Recessed area under the stairs. Space for a small dining table if required.





Kitchen 3317m x 2702m (1011.02mm x 823.57mm)
Wooden door and two windows one to the side and one sash to the rear. Tiled floor. Radiator. Freestanding boiler. Range of units comprising a single drainer sink unit with work surfaces adjacent. Base units under with cupboards and drawers. Wall mounted cabinets over. Plumbing for a washing machine and space for a fridge.

Stairs to First Floor
Landing with access to loft space.

Bedroom One 10'11" x 8'1" (3.334m x 2.475m)
Wooden and glazed sash window. Radiator. Built in store.

Bedroom Two 11'0" x 9'0" (3.376m x 2.767m)
Wooden and glazed sash window. Radiator. Built in airing cupboard housing cylinder. Built in wardrobe.

Bathroom
Wooden and glazed window. Suite comprising a panel bath with shower attachment from the bath taps. Pedestal wash hand basin. Low level W.C. Tiling.

Externally
The property stands within a lovely courtyard with a cottage style walled garden to the rear.

Allocated Parking Space
Located to the rear of the property, the vendor informs us that it is the first space behind number 16, this would need to be clarified via the solicitors.

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

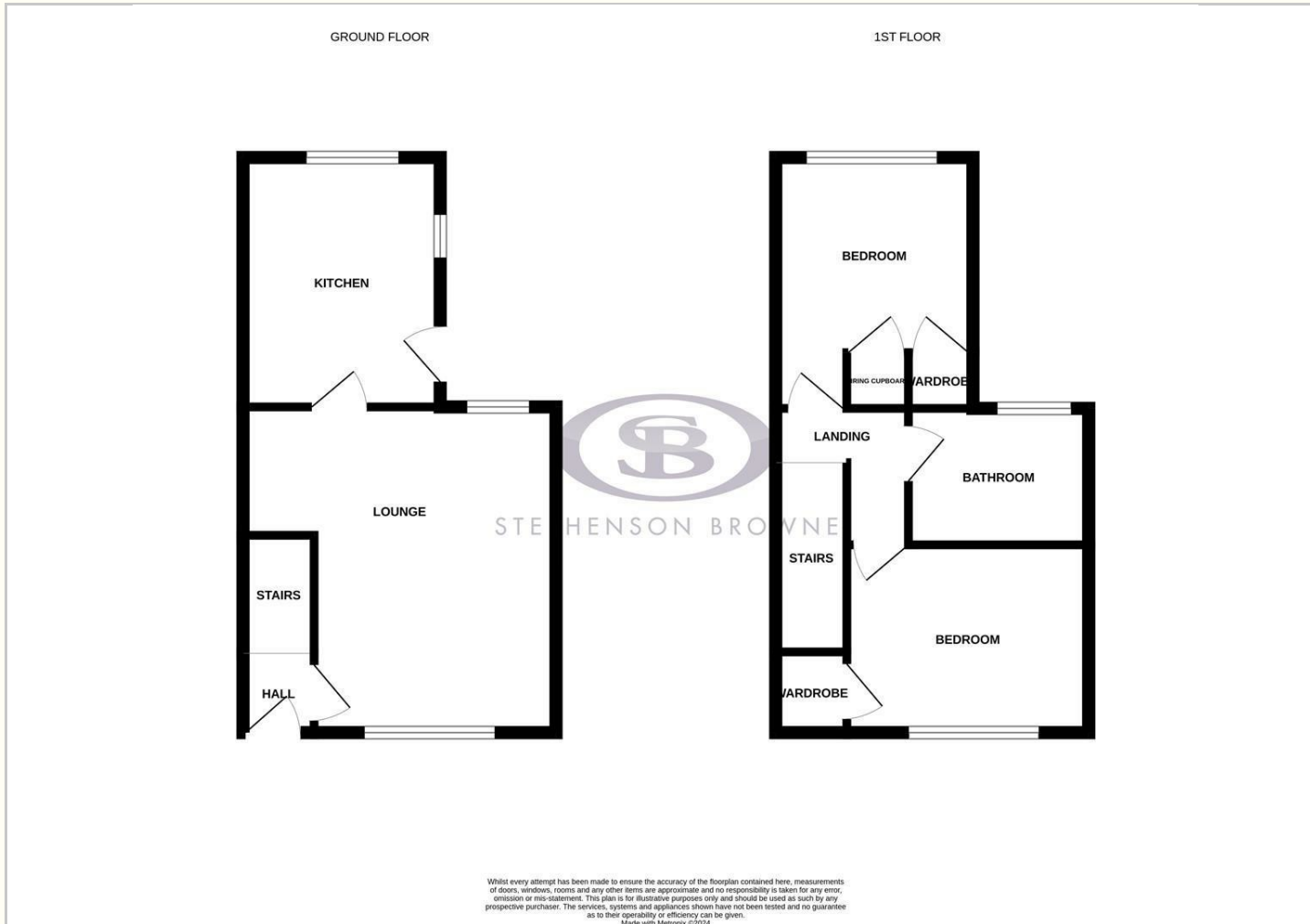
Directions

From the agents office proceed into Ruskin Road and continue to the end turning left into Alton Street and then first right into Flag Lane. Continue through the traffic lights and over the bridge then turn right into Delamere Street. From here turn first right into Chester Street where Betley Street can be found on the right hand side. The property is clearly identified 'For Sale' sign.

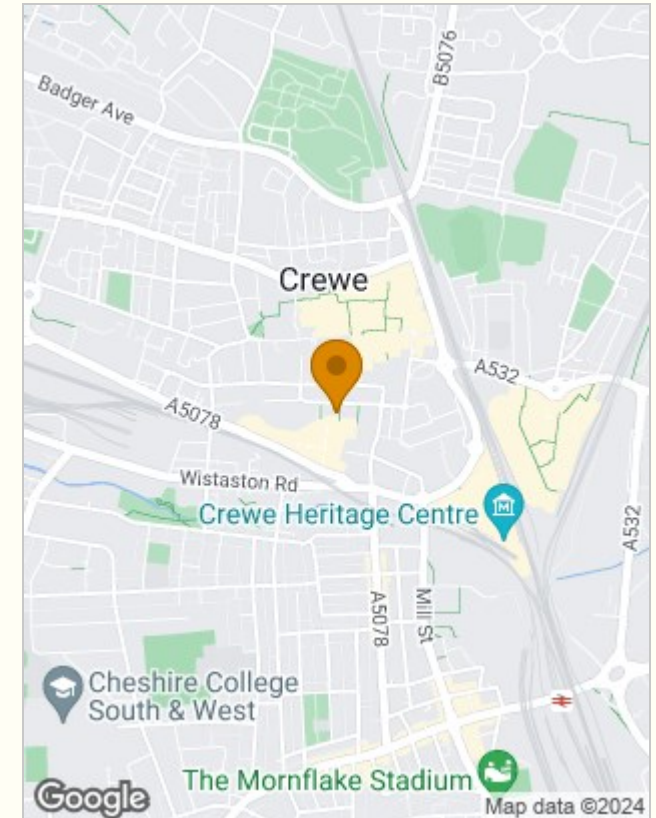




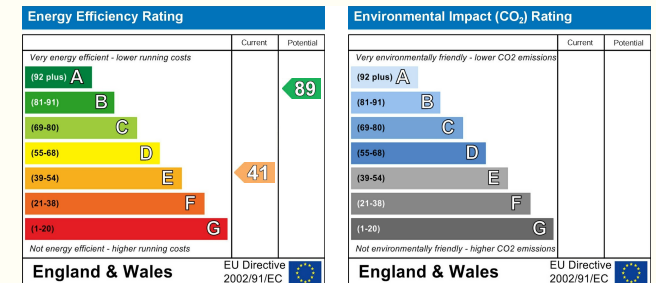
Floor Plans



Location Map



Energy Performance Graph



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

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