



**34, Derrington Avenue**

CW2 7JB

**Guide Price £94,000**



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STEPHENSON BROWNE



# 34, Derrington Avenue

For sale by Modern Method of Auction: Starting Bid Price £94,000 plus reservation fee. An early viewing is advised of this deceptively spacious bay windowed mid terrace with double glazing and gas central heating. The property is offered for sale with no buying chain involved and there is also a walled cottage style garden to the rear of the property giving access to a well maintained gated alleyway which is only available to residents, a wonderful secure area ideal for socialising with neighbours throughout the summer months. The property will suit a wide variety of age groups and is sure to impress upon inspection. The accommodation is a great size starting with the entrance porch which leads to the hallway, the lounge is located to the front and is open plan to the dining area providing a wonderful entertaining area ideal for family gatherings. The fitted kitchen has a lovely range of units to include a built in oven and hob. On the first floor there are two bedrooms and a good size bathroom. A home that is conveniently located within walking distance of all local amenities including the mainline railway station.



#### 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 Porch

Double glazed door. Mosaic tiled walls.

#### Entrance Hall

Door leading to the entrance hall. Radiator. Stairs leading to the first floor.

#### Lounge

15'3" x 10'9" into bay (4.65m x 3.292m into bay)  
Double glazed bay window. TV point. Radiator. Covings to ceiling. Open plan to the dining area. Feature stone fire surround with a marble effect hearth. Recessed area under the stairs.

#### Dining Room

13'0" x 11'2" (3.967m x 3.417m)  
Double glazed French doors opening onto the garden. Radiator. Space for a table and chairs.





**Kitchen** 9'2" x 7'10" (2.819m x 2.396m)  
Double glazed window. Wooden and glazed door. Inset spot light to ceiling. Wall mounted boiler. 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 hood. Space for a fridge. Plumbing for a washing machine.

**Stairs to First Floor**

**Bedroom One** 14'4" x 11'11" (4.384m x 3.641m)  
Two double glazed windows. Radiator.

**Bedroom Two** 12'11" x 8'11" (3.948m x 2.733m)  
Double glazed window. Radiator.

**Bathroom**

Modesty double glazed window. Radiator. Suite comprising a panel bath with shower attachment from the bath taps. Pedestal wash hand basin. Low level W.C. Tiled floor. Inset spotlights. Access to loft space.

**Externally**

The property has courtyard to the rear giving access to the well maintained gated alleyway.

**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**

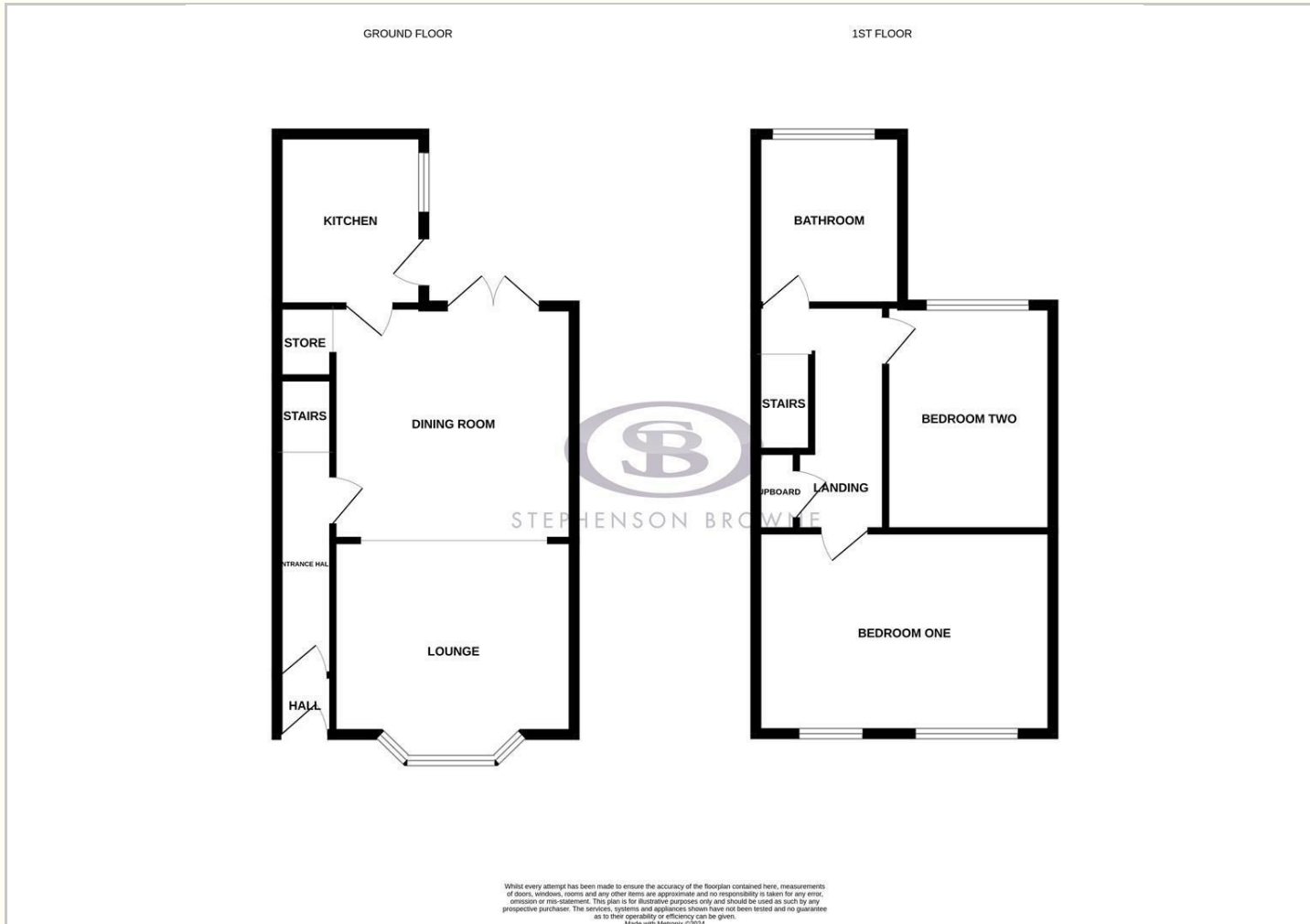
Band A

**Directions**

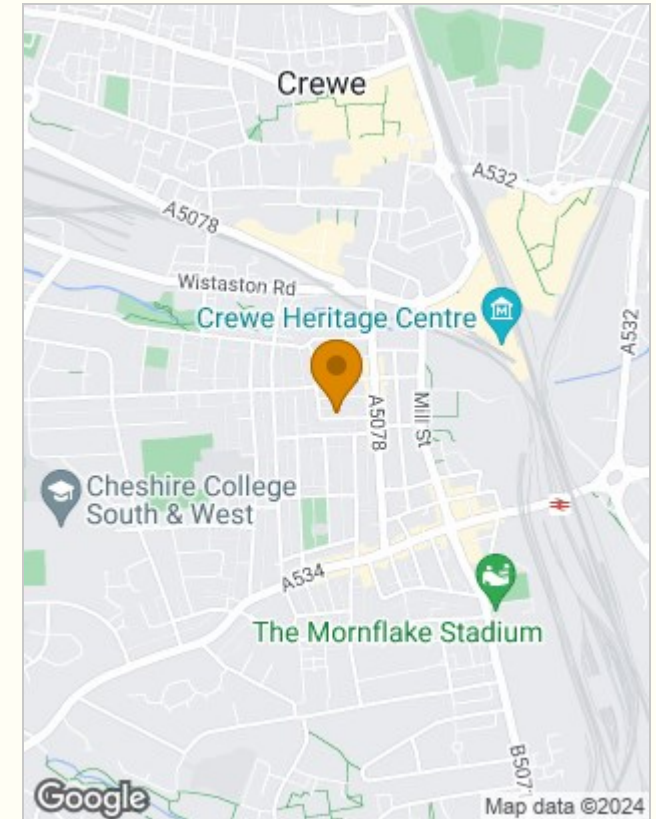




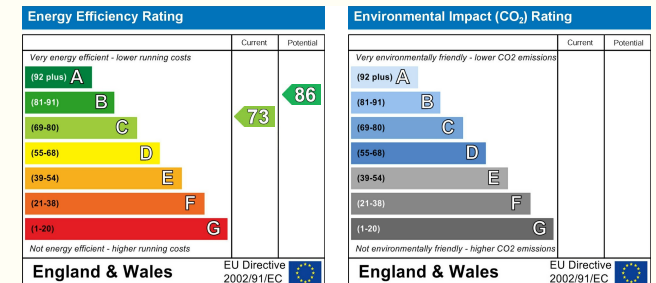
## Floor Plans



## 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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