



**47 Lansdowne Road**

CW1 5JZ

**Auction Guide £130,000**



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STEPHENSON BROWNE



For sale by Modern Method of Auction: Starting Bid Price £130,000 plus reservation fee. Stephenson Browne delight in bringing this family home to the market. There is no buying chain involved and an early viewing is certainly recommended, ring us today you will not be disappointed especially with the size of the rear garden! The property should ideally suit the needs of a growing family, first time buyers or anyone seeking a home where all local facilities are close to hand, such as local shops for day to day needs, highly regarded schools, doctors and dentist surgeries. It is also worth noting that the retail park, lifestyle centre and town centre are all within easy reach whilst the mainline railway station and business park are a short drive away making this a highly desirable area to live. The property affords a spacious private rear garden providing a wonderful backdrop to this home and a superb outdoor area for entertaining and socialising, or indeed just enabling you to relax during the summer months, an ideal area for children to play safely in the confines of their own home - what more could you want. The accommodation although in need of some updating is well planned creating a wonderful versatile home that should suit a wide variety of purchasers. There is an entrance hall, a spacious lounge with separate dining area and the kitchen has a range of fitted units to include a built in oven and hob. On the first floor there are three bedrooms, the accommodation is completed by the family bathroom. The property has double glazing, gas central heating.

#### 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 entrance door with matching glass panel to the side. Radiator. Laminate floor.

#### Lounge

13'7" x 12'5" (4.152m x 3.808m)

Double glazed window to the front. Radiator. Wall mounted electric fire. Under stairs storage.







**Dining Area**  
10'4" x 8'0" (3.162m x 2.453m)  
Double glazed window. Radiator.

**Kitchen**  
10'4" x 7'2" plus 5'5" x 3'2" (3.154m x 2.191m plus 1.652m x 0.979m)  
Small area to the rear with double glazed window providing a small bistro area if required. Double glazed door and window to the side. 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 electric hob, oven and grill. Extractor hood. Plumbing for a washing machine. Space for a fridge.



**Stairs to First Floor**  
Landing with access to loft space.

**Bedroom One**  
14'8" x 8'9" (4.494m x 2.691m)  
Double glazed window. Radiator.

**Bedroom Two**  
9'5" x 8'11" (2.871m x 2.743m)  
Double glazed window. Radiator.

**Bedroom Three**  
10'0" reducing to 7'4" x 6'11" (3.057m reducing to 2.245m x 2.116m)  
Double glazed window. Radiator. Built in airing cupboard.

**Bathroom**  
Modesty double glazed window. Suite comprising a panel bath with shower attachment from the bath taps. Pedestal wash hand basin. Low level W.C. Complementary tiling.

**Externally**  
The property occupies a prime corner position with a garden to the front, driveway to the side providing invaluable off road parking. There is a detached garage. To the rear there is a large garden which is mainly laid to lawn with patio areas all providing an ideal area for sitting out during the summer months.

**Garage**  
Up and over doo.

**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.

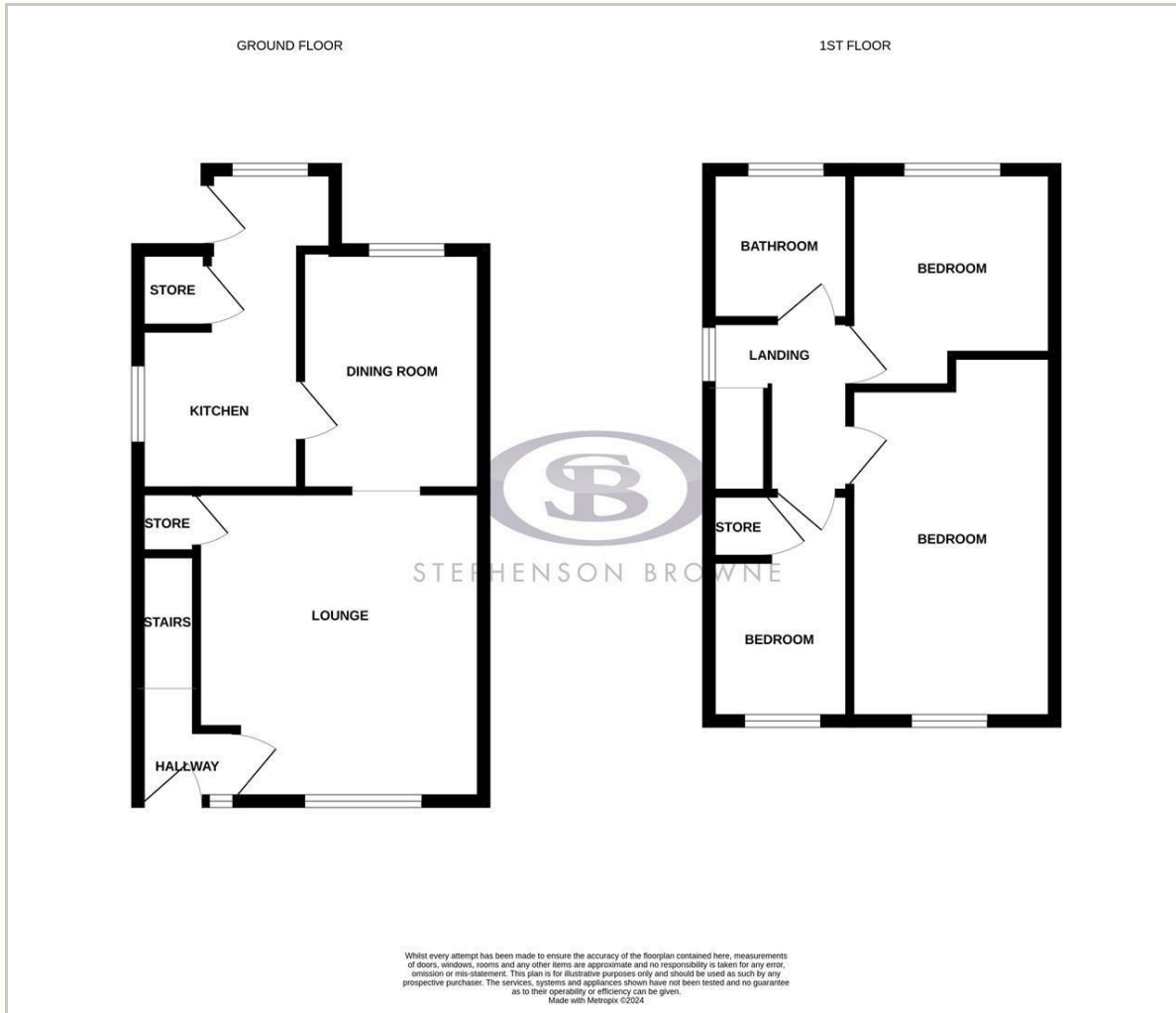
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For a FREE valuation please call or e-mail and we will be happy to assist.

**Council Tax**  
Band B





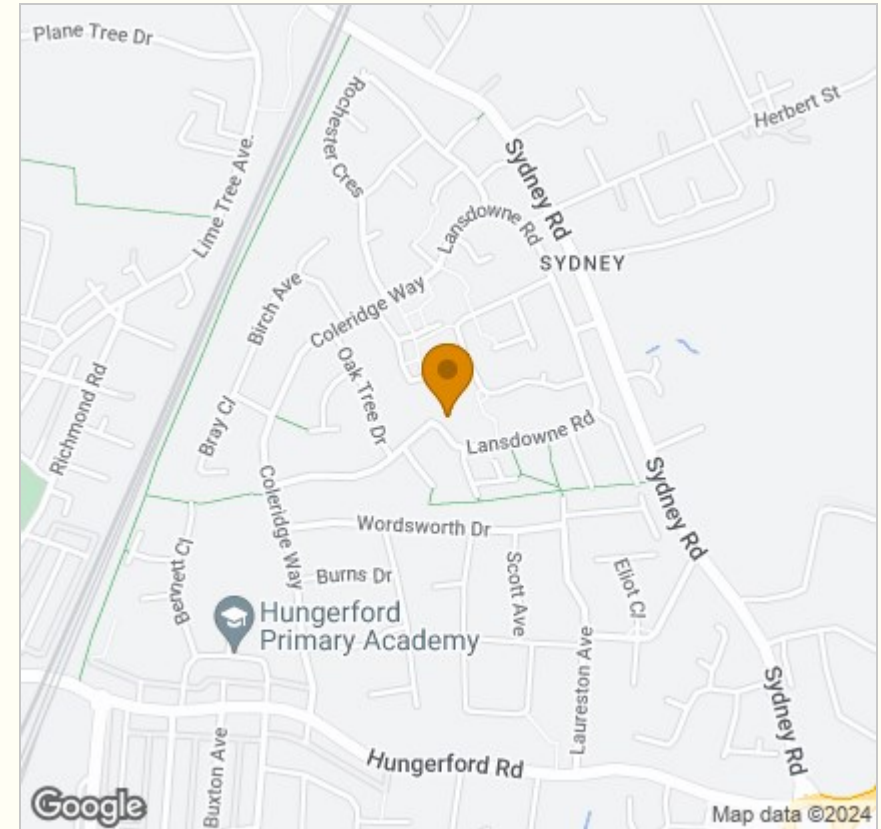
## Floor Plan



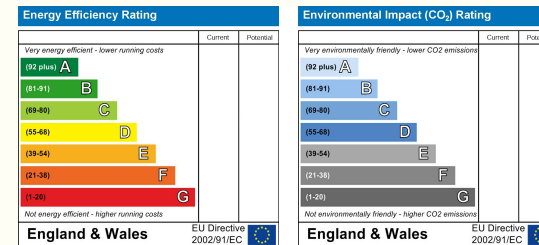
## Viewing

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



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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