



1 Freshfields

CW2 6QD

Auction Guide £210,000



2



2



3



D



STEPHENSON BROWNE

For sale by Modern Method of Auction: Starting Bid Price £210,000 plus reservation fee. We are delighted to bring to the market this charming detached bungalow which features a lovely corner plot. It is nestled within the sought after residential area of Wistaston offering an enticing opportunity for renovation enthusiasts and savvy investors alike. Situated in the highly desirable area renowned for its tranquil surroundings and convenient access to local amenities, schools, and transport links, this property offers the perfect location for all age groups. With its enviable corner plot position, this bungalow provides a rare opportunity for creative enhancement or extension, allowing you to tailor the space to suit your lifestyle needs and preferences presenting a blank canvas primed for transformation, ideal for renovators and DIY enthusiasts! Whether you're looking to undertake a modest refurbishment or embark on a more ambitious renovation project, the potential is boundless. Streamline your property purchase with no onward chain, offering a hassle free transaction process and the freedom to move swiftly towards making this bungalow your own. Currently configured as a cozy bungalow, the property features two double bedrooms, the second having an en-suite cloakroom, there are three receptions including the conservatory providing versatile living spaces to accommodate various lifestyle arrangements, there is a fitted kitchen and four piece bathroom alongside double glazing and gas central heating. The corner plot offers ample outdoor space, perfect for gardening enthusiasts, outdoor entertaining. Ample off road parking facilities ensure convenience alongside a detached garage.

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

Entrance Hall

Lounge Diner

15'6" x 11'6" (4.725m x 3.511m)

Snug/Office Area

9'7" x 5'11" (2.944m x 1.823m)

Kitchen

15'6" x 8'5" (4.725m x 2.587m)

Bedroom One

11'11" x 11'6" (3.652m x 3.512m)

Bedroom Two

11'11" x 9'6" (3.640m x 2.916m)

Bathroom

Conservatory

17'7" x 7'5" (5.370m x 2.274m)

Externally

Garage

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?

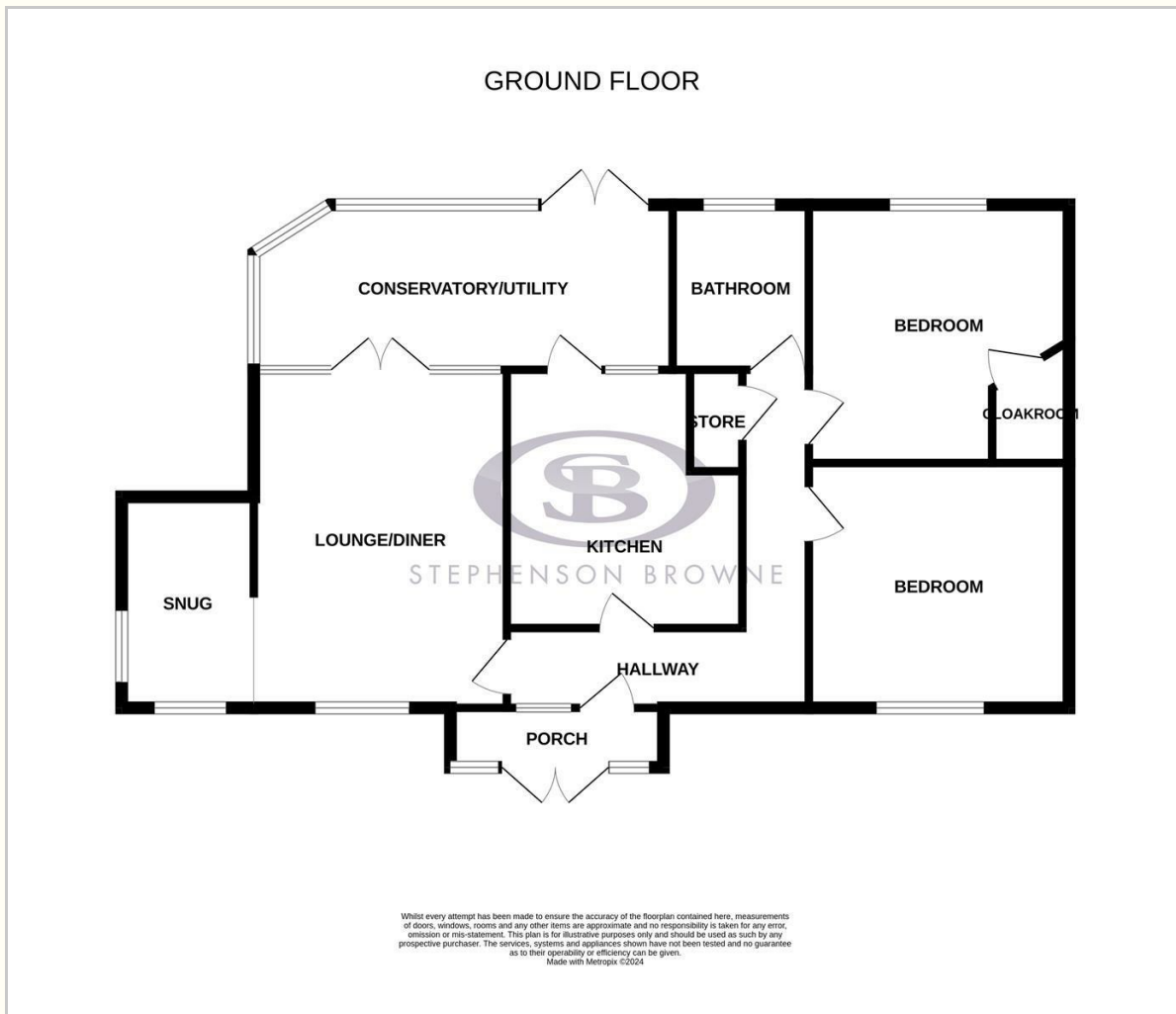
For a FREE valuation please call or e-mail and we will be happy to assist.

Council Tax

Band D



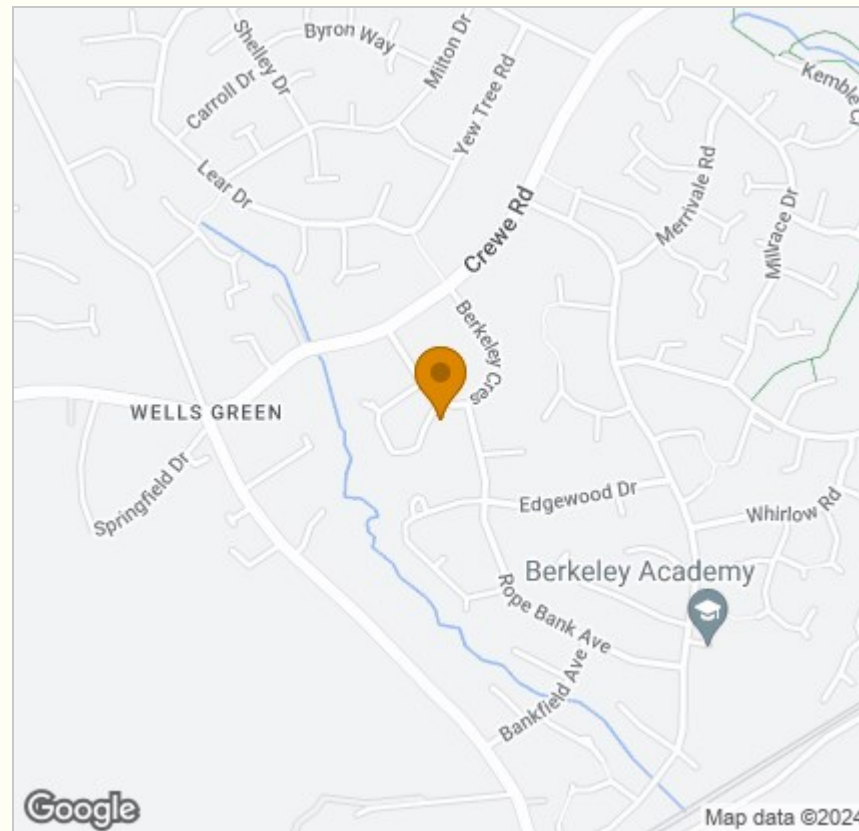
Floor Plan



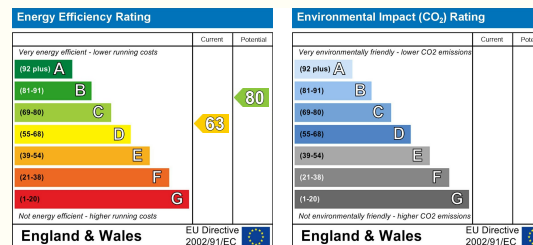
Viewing

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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

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