



**145 Wistaston Road**

CW2 7RH

**Auction Guide £81,000**



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STEPHENSON BROWNE



# 145 Wistaston Road

- FOR SALE BY MODERN METHOD OF AUCTION
- Mid-Terrace Property
- Two Reception Rooms
- Enclosed Rear Yard
- Close to Leighton Hospital and Bentley Motors
- RESERVATION FEE AND RESERVE PRICE APPLIES
- Three Bedrooms
- Downstairs Bathroom
- Ideal Investment Property
- Quick Sale Possible

For sale by Modern Method of Auction: Starting Bid Price £81,000 plus reservation fee. A conveniently located, traditional mid-terrace property.

Briefly comprising, the home hosts a small front courtyard and steps leading up to the front door. Separate entrance hallway with doors to the reception rooms and stairs rising to the first floor. Two well sized reception rooms, with the rear also hosting a practical under-stairs storage cupboard. Rear aspect kitchen, separate lobby and store cupboard. Three piece bathroom on the rear most aspect. To the upstairs, there are three bedrooms, all of which are able to fit double beds.

Private enclosed, low maintenance paved courtyard at the rear with outbuilding for additional storage space.

Proximate to Leighton Hospital, Bentley Motors and Crewe Railway Station.

The property is currently tenanted and to be sold with tenant in situ.



## 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 Hallway**

14'0" x 2'10" (4.28 x 0.87)





<b>Front Reception Room</b>	11'5" x 10'2" (3.49 x 3.12)
<b>Rear Reception Room</b>	11'11" x 10'2" (3.64 x 3.12)
<b>Kitchen</b>	13'1" x 6'5" (4.00 x 1.96)
<b>Bathroom</b>	7'7" x 5'6" (2.33 x 1.69)
<b>Landing</b>	11'11" x 5'1" (3.65 x 1.55)
<b>Bedroom One</b>	13'7" x 11'3" (4.16 x 3.45)
<b>Bedroom Two</b>	11'10" x 8'3" (3.63 x 2.54)
<b>Bedroom Three</b>	10'7" x 6'6" (3.24 x 1.99)

#### **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.

#### **Council Tax**

Band A

#### **Need to Sell?**

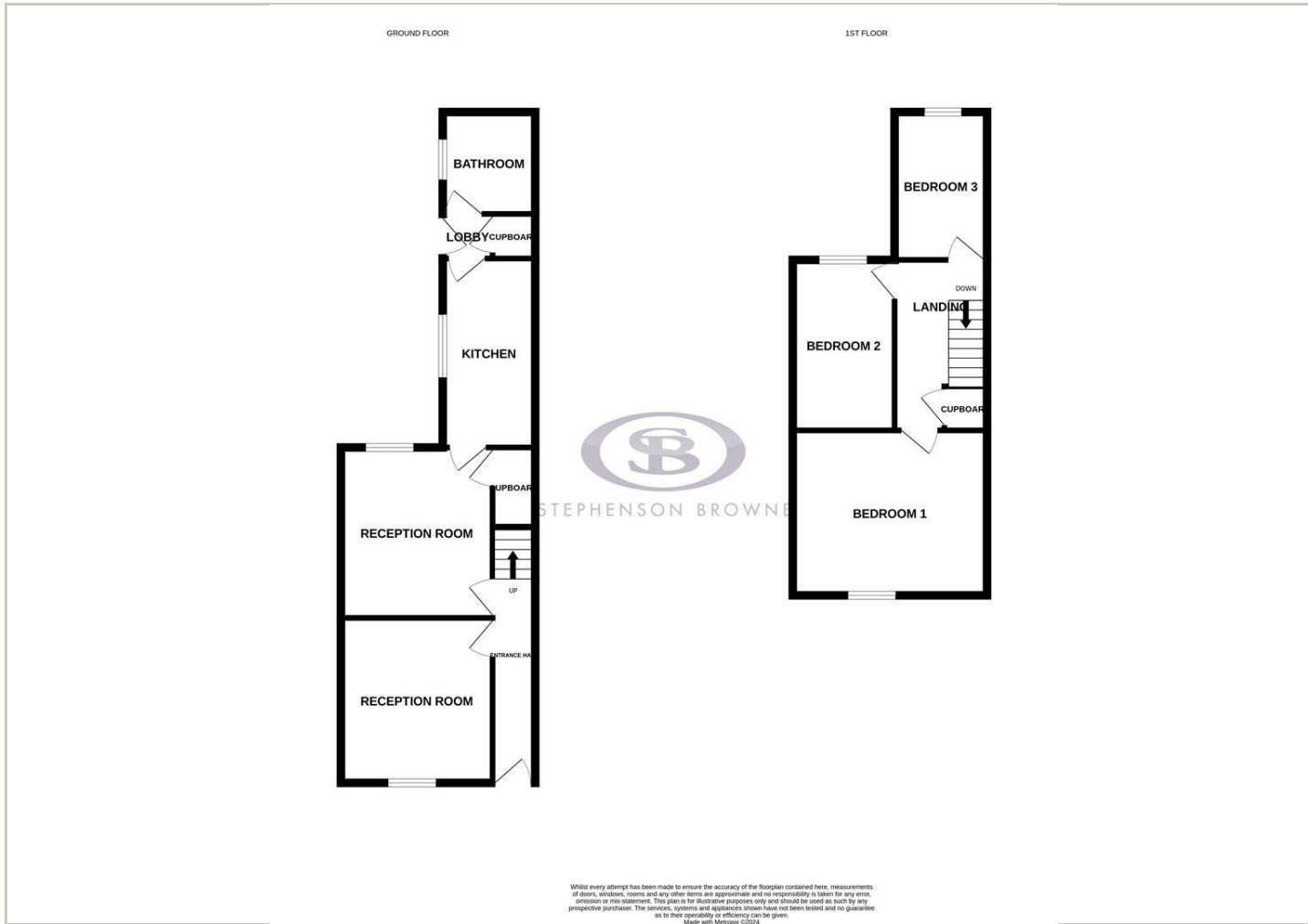
For a FREE valuation please call or e-mail and we will be happy to assist.

#### **Directions**





## Floor Plans

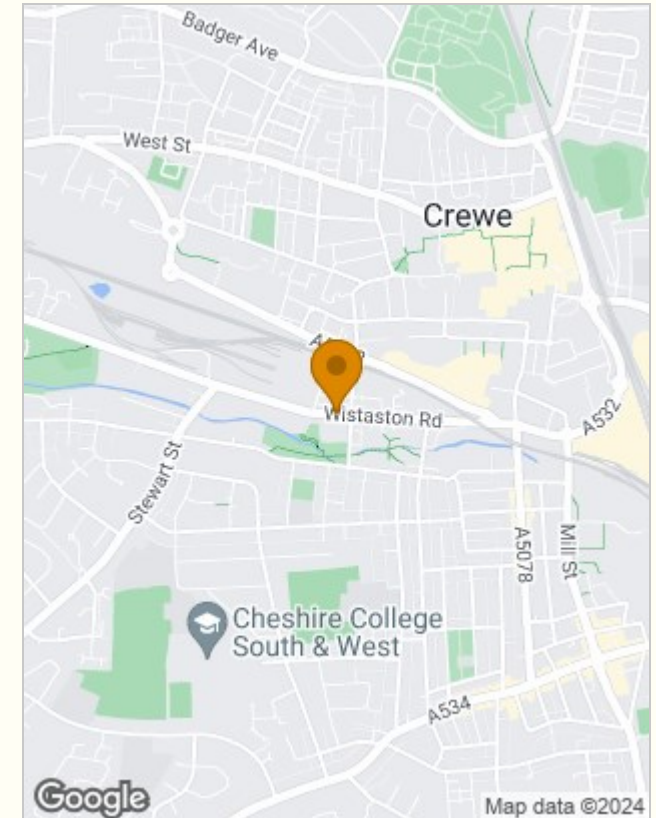


## Viewing

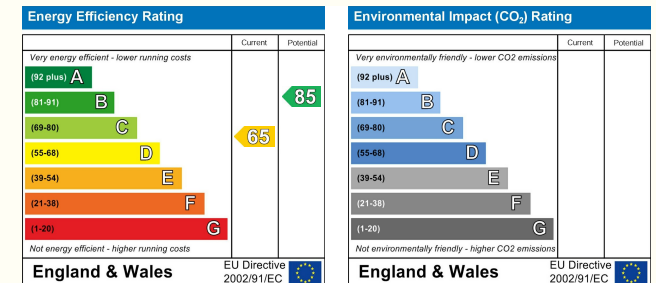
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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



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