



43 Sandiway Road

CW1 3QR

Auction Guide £120,000



STEPHENSON BROWNE



43 Sandiway Road

- Modern Method of Auction
- Off Road Parking
- Spacious Lounge
- No Onward Chain
- Double Glazing
- Two Bedrooms
- Good Size Garden
- Extended Kitchen Diner
- Gas Central Heating
- Sought After Location

For sale by Modern Method of Auction: Starting Bid Price £120,000 plus reservation fee. Stephenson Browne are pleased to present this semi detached bungalow with NO ONWARD CHAIN! Being positioned in a quiet location amongst similar properties, this well proportioned home should appeal to a wide variety of buyers. The accommodation briefly comprises of a welcoming entrance hall, a spacious lounge, good size kitchen/diner, TWO DOUBLE BEDROOMS and the bathroom completes the accommodation. Externally, the property is approached over a private driveway affording ample off road parking. There is a neat front garden and to the rear, the garden is fully enclosed and mainly laid to lawn with mature shrubs and trees. The property benefits from double glazing and gas central heating and sits in a well regarded location and is close to local shops for day to day needs whilst two of the town's major employers, namely Bentley Motors and Leighton hospital are easily accessible. A home sure to impress demanding an early inspection, ring us today to secure your viewing!



Entrance Hall 13'11" x 2'11" (4.248 x 0.909)
Double glazed entrance door. Radiator.

Lounge 19'11" x 11'10" (max) (6.085 x 3.623 (max))
Double glazed window to the rear elevation. Gas fire with hearth. Radiator.

Kitchen/Diner 18'0" x 8'9" (5.499 x 2.691)
Double glazed window to the side elevation and to the rear. Double glazed door leading to the garden. Having a range of wall and base units with worktop over. Space for a cooker and a fridge freezer. Plumbing for a washing machine. Stainless steel sink with drainer adjacent. Ample space for a dining table and chairs. Radiator.

Bedroom One 11'6" x 11'5" (3.510 x 3.492)
Double glazed window to the front elevation. Radiator.

Bedroom Two 11'5" x 9'2" (3.483 x 2.812)
Double glazed window to the front elevation. Radiator.

Bathroom
Modesty double glazed window to the side elevation. Bath with wooden side and end panels. Pedestal wash hand basin. Low level W.C. Complementary tiling. Built in storage. Radiator.

Externally
The property is approached over a private driveway and has a neat front garden with mature shrubs and hedging and a wall to the boundary. To the rear, the garden is a good size and is fully enclosed. Being mainly laid to lawn with mature trees and shrubs. Patio providing space to sit out and enjoy the warmer months. There is also a garden shed.

Council Tax
Band B.

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.

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.

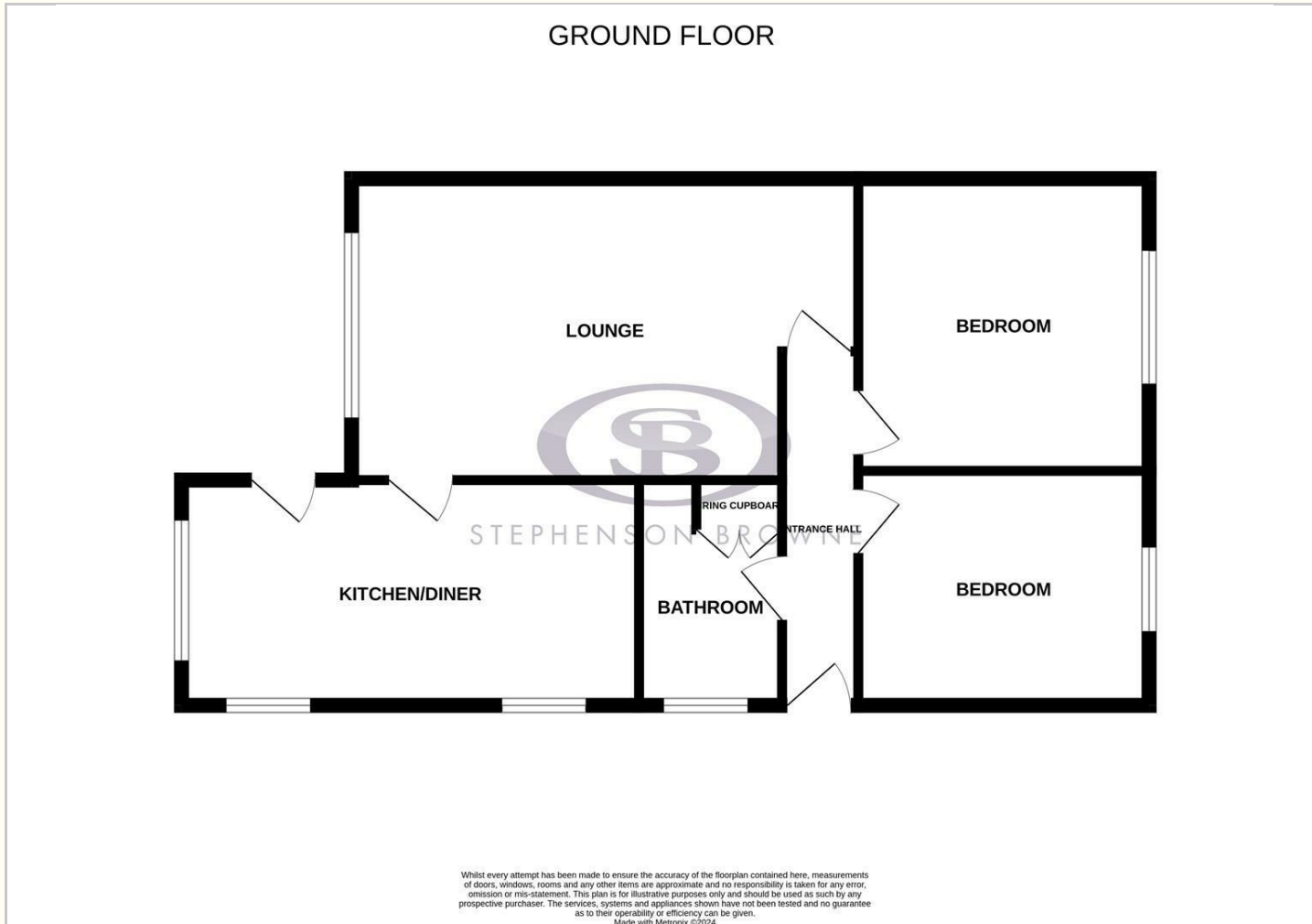
Directions

From our office on Nantwich Road proceed immediately straight across into Ruskin Road. At the junction turn left onto Alton Street then first right into Flag Lane. Continue through to Hightown and at the traffic lights turn left onto West Street and take the sixth turning right into Underwood Lane. Proceed for some distance and turn left into Windsor Avenue, take the first turning left into Sandiway Road and the property is located on the left hand side clearly identified by our 'For Sale' sign.

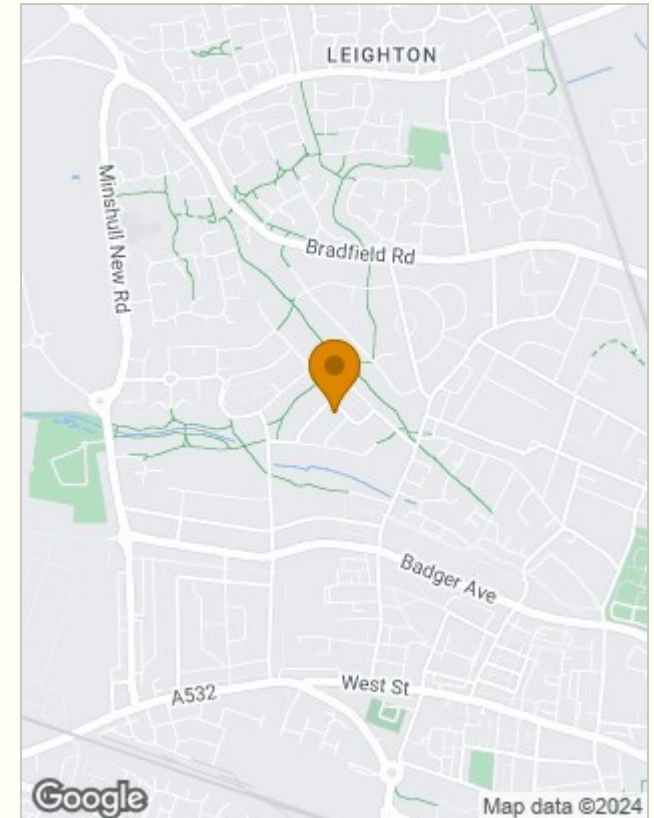




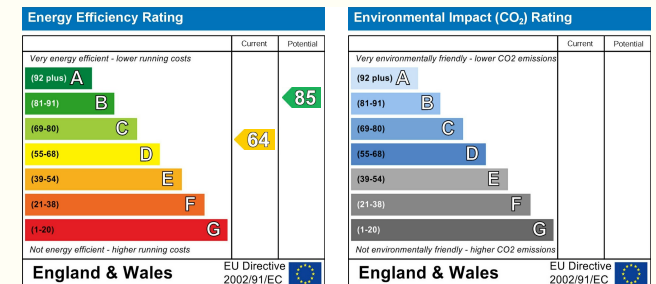
Floor Plans



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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