



84 Ford Lane

CW1 3EH

Auction Guide £81,000



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STEPHENSON BROWNE



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84 Ford Lane

- For Sale by Modern Auction – T & C's apply
- No Onward Chain
- Two Reception Rooms
- Central Location
- Double Glazing
- Period Property
- Investment Opportunity
- Three Bedrooms
- Gas Central Heating
- Viewing Recommended

For sale by Modern Method of Auction: Starting Bid Price £85,000 plus reservation fee. Welcome to this period property located on Ford Lane in Crewe. This well proportioned end terrace house offers a fantastic opportunity for those seeking an investment venture or indeed the option to create a lovely home.

Upon entering, you are greeted by two spacious reception rooms which lead to a good size fitted kitchen. The property boasts three bedrooms and the bathroom completes the accommodation.

Situated in a convenient location with no onward chain, this property is ideal for those looking to make a swift and hassle-free move. Whether you are a first-time buyer, a seasoned investor, or someone in search of a new project, this house offers great potential to create a comfortable and stylish living space.

Don't miss out on the chance to own this wonderful property in Crewe. Contact us today to arrange a viewing and take the first step towards making this house your new home or investment opportunity.



Vestibule

Entrance Hall

Lounge

12'11" x 11'6" (3.95m x 3.52m)

Dining Room

13'3" x 12'4" (4.05m x 3.77m)

Kitchen

15'5" x 9'3" (4.71m x 2.83m)

Stairs to First Floor

Bedroom One

12'4" x 8'11" (3.78m x 2.72m)

Bedroom Two

10'10" x 8'8" (3.32m x 2.66m)

Bedroom Three

7'3" x 5'10" (2.21m x 1.79m)

Bathroom

Externally

To the rear there is a walled garden which is mainly flagged for low maintenance with access gate to the side.

Council Tax

Band A.



Land Registry

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

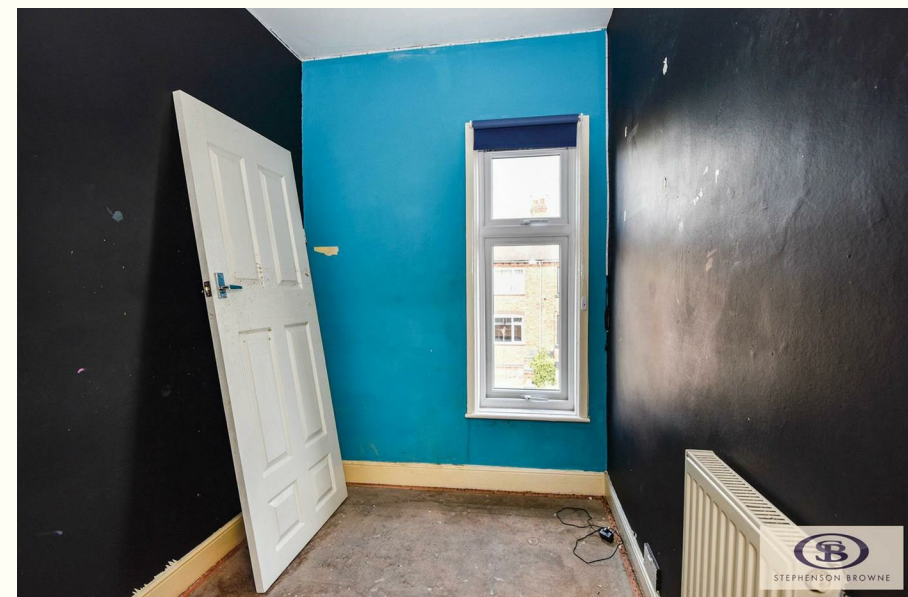
Auctioneer Comments

This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Directions





STEPHENSON BROWNE

Floor Plans

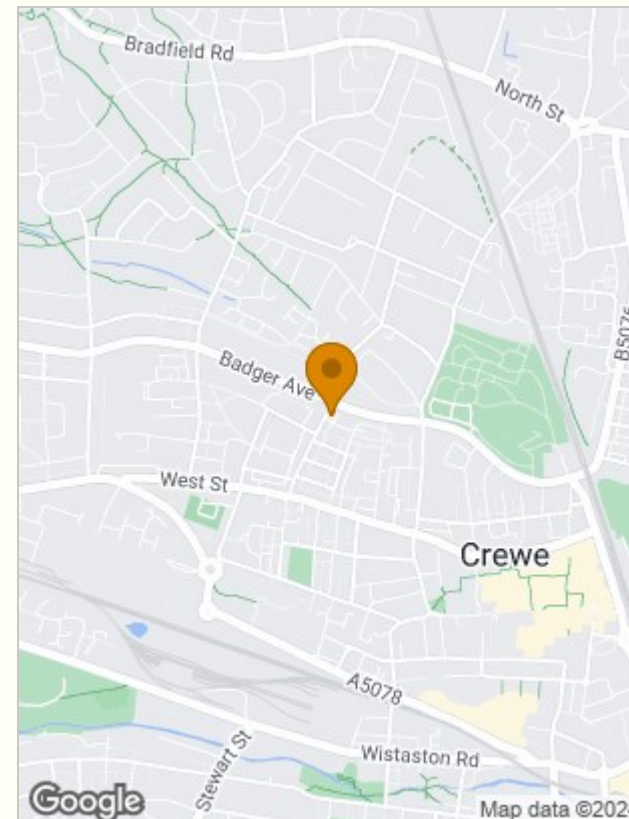


Viewing

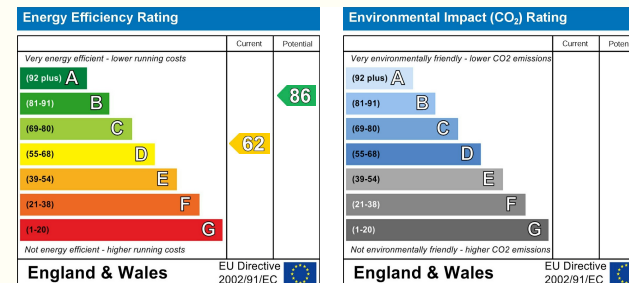
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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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