



23 Fletcher Street

CW1 3EE

Auction Guide £63,000



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STEPHENSON BROWNE



23 Fletcher Street

- For Sale Via Modern Method Of Auction
- Two Receptions
- Fitted Kitchen
- Double Glazing
- Central Location
- No Chain Involved
- Two Double Bedrooms
- Good Size Bathroom
- Gas Central Heating
- Ideal For All Local Amenities

For sale by Modern Method of Auction: Starting Bid Price £63,000 plus reservation fee. Welcome to this traditional mid terrace house located on Fletcher Street. Although the property will require some updating and modernisation it is sure to provide a great home for a wide range of purchasers already having double glazing and gas central heating, a blank canvass allowing you to be creative. This property has a welcoming reception hall and boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones and there is a kitchen located to the rear comprising a range of units. With two spacious bedrooms to the first floor, there's plenty of room for a growing family or for guests to stay over comfortably, please note the bathroom is accessed via bedroom two.

Situated in a centrally located area, you'll have easy access to all the amenities Crewe has to offer, from shops and a leisure complex and everything in between. The property being part of the Modern Method of Auction means you have a great opportunity to secure this home without the hassle of a chain involved.

Don't miss out on the chance to own this home set within walking distance of the town, contact us today to arrange a viewing and make this house your own!



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

Lounge 13'3" x 9'0" into bay (4.044m x 2.767m into bay)

Sitting/Dining Room 12'8" x 11'11" (3.882m x 3.652m)

Kitchen 14'8" x 7'4" (4.493m x 2.257m)

Stairs to First Floor

Bedroom One 12'8" x 9'10"/1522'3" (3.882m x 3/464m)

Bedroom Two 12'10" x 10'0" (3.913m x 3.067m)

Bathroom 10'1" x 7'5" (3.082m x 2.274m)

Externally

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 A

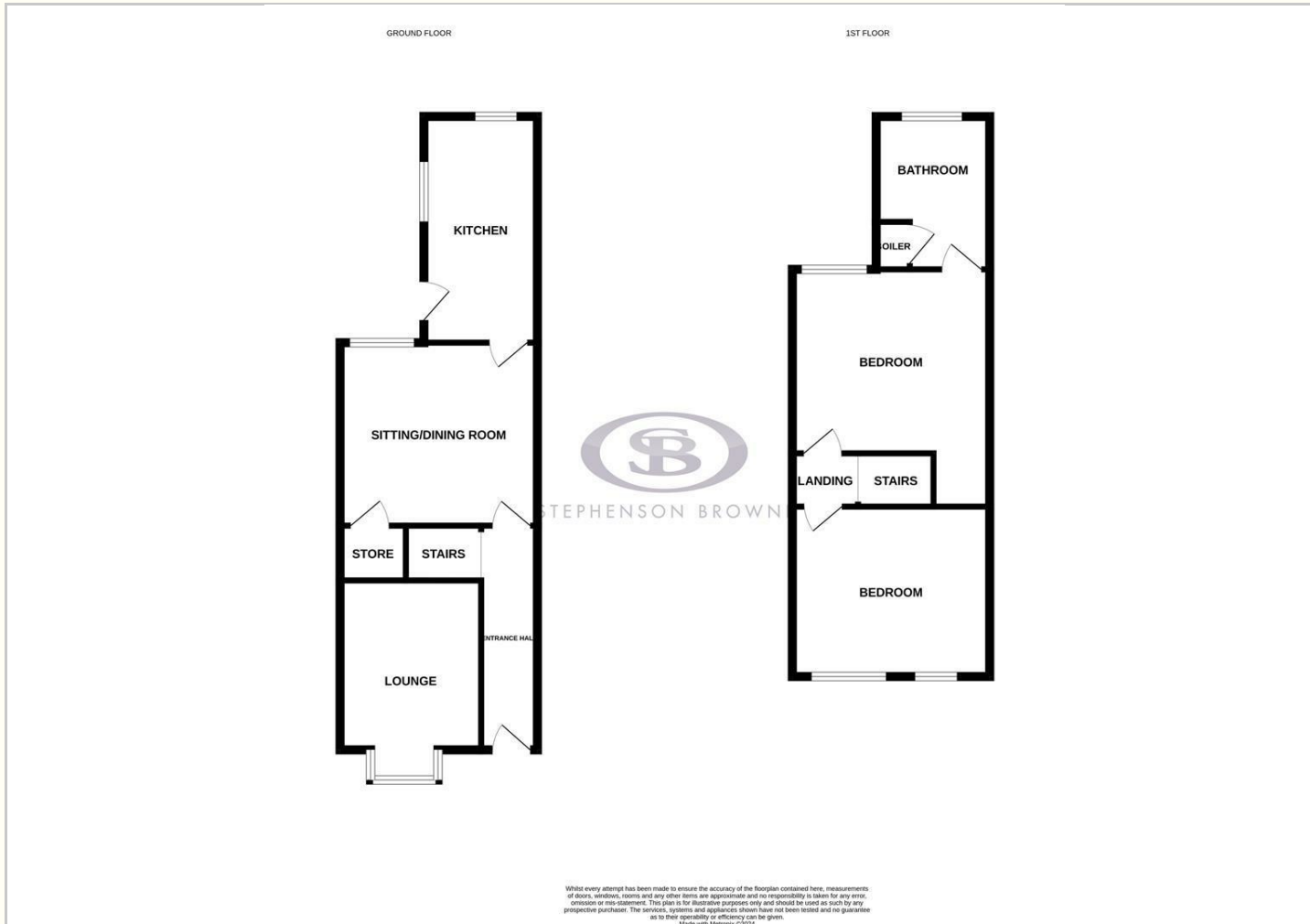
Directions

From the town centre proceed through High Town traffic lights along West Street taking the second right hand turn into Ford Lane. Take the third right hand turn into Fletcher Street where the property is located on the right hand side clearly identified by our 'For Sale' sign.





Floor Plans

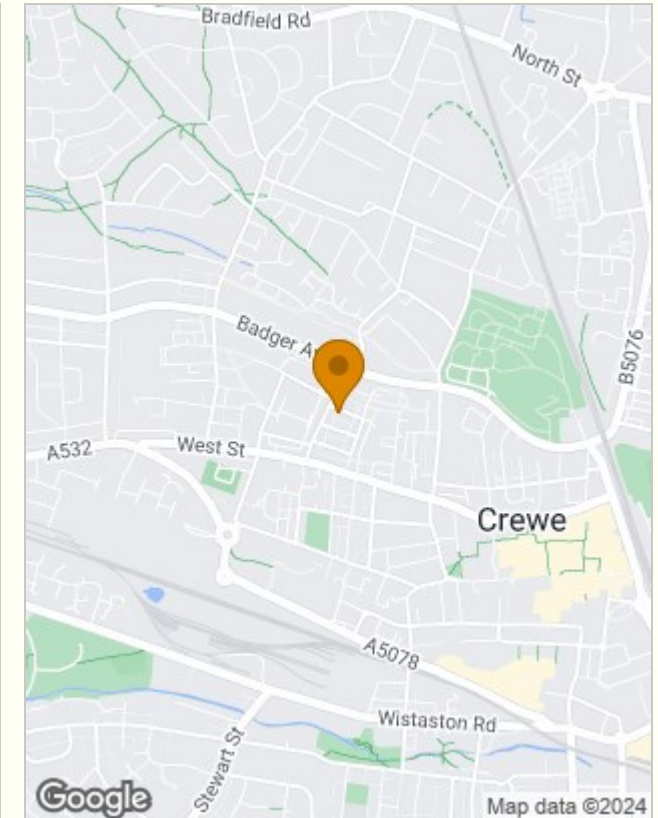


Viewing

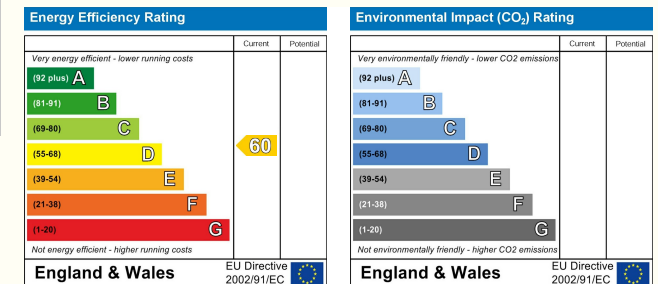
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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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