



208 Underwood Lane
CW1 3SA
Auction Guide £159,000



STEPHENSON BROWNE

For sale by Modern Method of Auction: Starting Bid Price £159,000 plus reservation fee. Stephenson Browne are thrilled to bring to market this CHAIN FREE fantastic three-bedroom semi-detached home on Underwood Lane sold with full planning permission included to build a two-bedroom detached bungalow in the rear garden. This presents a fantastic opportunity for those looking to expand the living space or for potential rental income. The plot of this property truly must be seen to be fully appreciated, offering potential for a beautiful garden space or additional development.

This property boasts a spacious kitchen-diner area, perfect for hosting family gatherings or enjoying a cozy meal. With three well-proportioned bedrooms, there is ample space for a growing family or for those who enjoy having a guest room or home office. The property also features a single bathroom, ideal for your daily routines.

Situated in close proximity to local schools, travel links to the M6 motorway and Crewe Railway Station and local amenities, this home is in a wonderful spot for families and first-time buyers alike.

Do not miss out on the chance to own this wonderful property with great potential. Call us today for more information.

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

Living Room

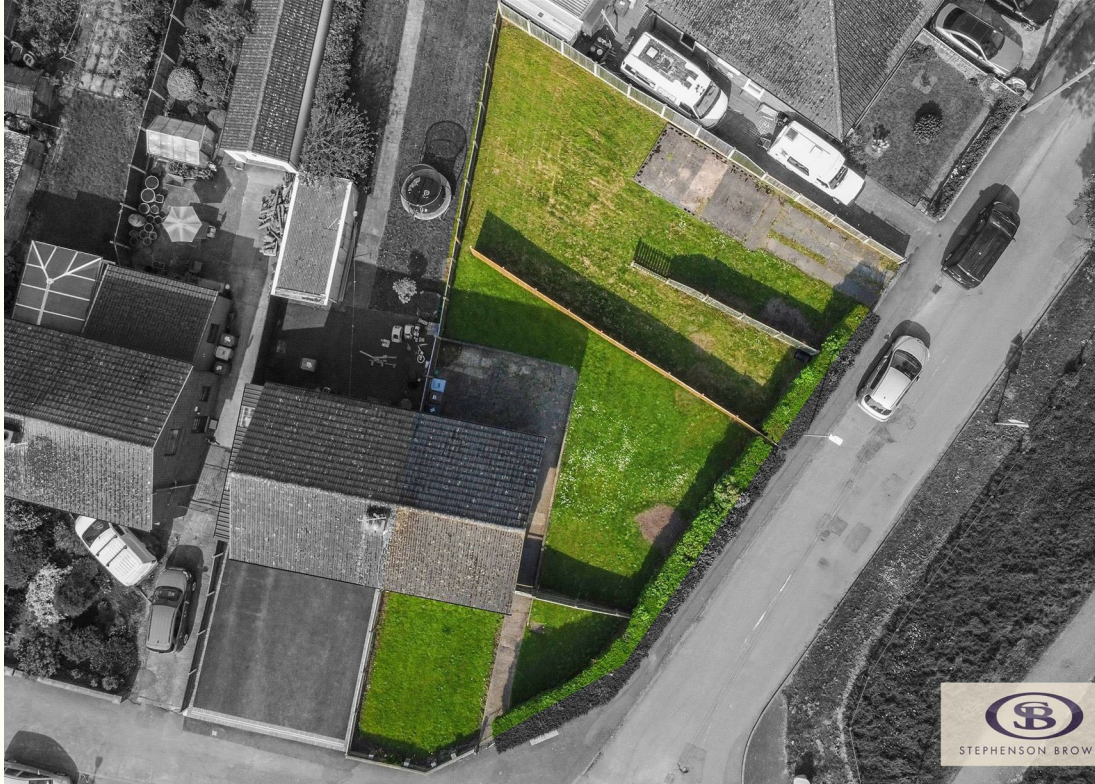
13'3" x 11'3" (4.05m x 3.44m)

Kitchen-Diner

17'9" x 9'3" (5.42m x 2.84m)

Stairs To First Floor

Landing





Master Bedroom

12'0" x 11'1" (3.66m x 3.39m)

Bedroom Two

10'8" x 10'0" (3.27m x 3.06m)

Bedroom Three

8'2" x 7'1" (2.51m x 2.16m)

Bathroom

8'2" x 5'5" (2.50m x 1.67m)

Externally

Large corner plot boasting substantial wrap around garden space to be sold including planning permission granted to build a 2-bedroom detached bungalow in rear garden. Please contact our office for more information regarding the planning documents. Further details are available on the Cheshire East Planning Portal.

Parking for several vehicles at rear and potential for off-road parking at the front of the property.

Council Tax

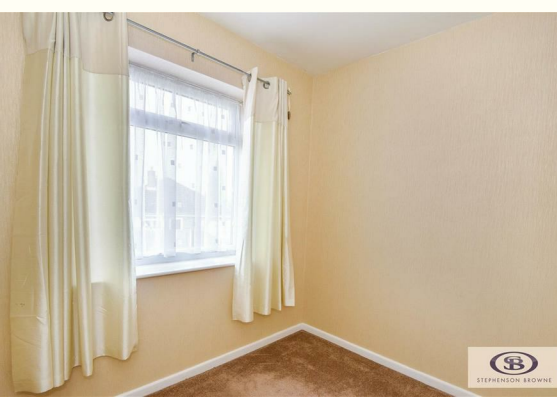
Band B.

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.



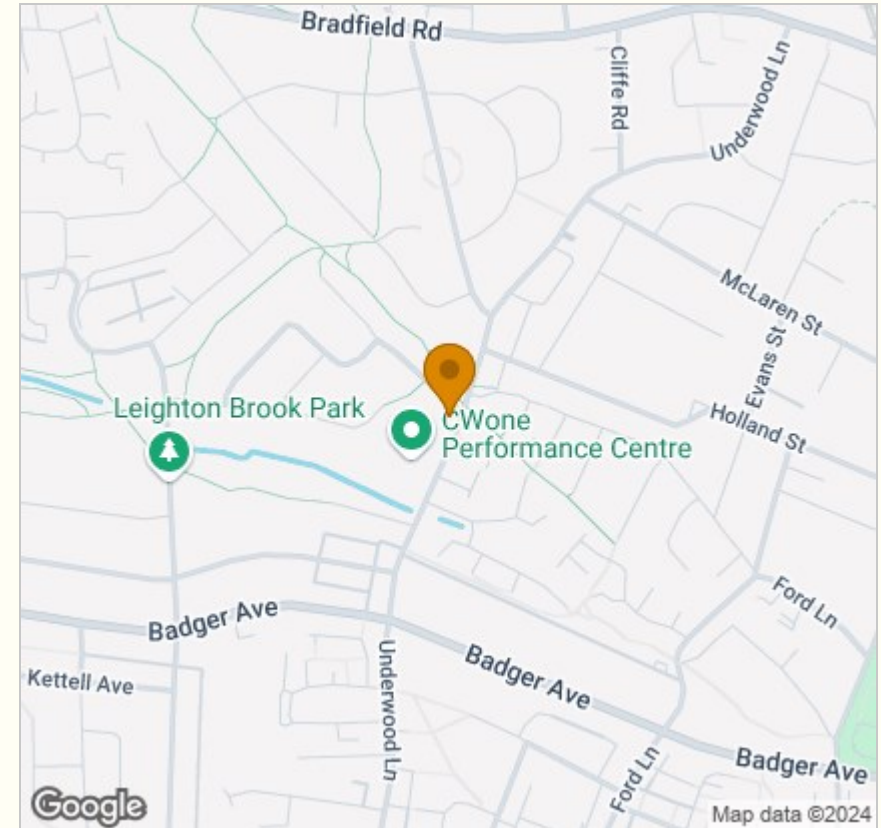
Floor Plan



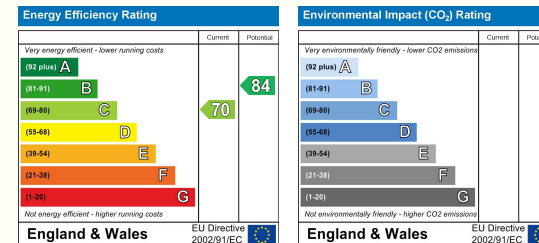
Viewing

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

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