



210 Henry Street

CW1 4BG

Auction Guide £105,000



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STEPHENSON BROWNE



210 Henry Street

- For Sale By Modern Method Of Auction
- Two Receptions
- Double Glazing & Gas Central Heating
- Off Road Parking and Garage
- Ideal For All Age Groups
- Three Bedrooms
- No Buying Chain Involved
- Within Walking Distance of The Retail Park, Lifestyle Centre and Town Centre
- Enclosed Walled Garden
- Viewing Recommended

For sale by Modern Method of Auction: Starting Bid Price £105,000 plus reservation fee.

Welcome to this charming mid terrace house is offered for sale with no chain involved, it is located on Henry Street in the heart of Crewe, a very popular location with buyers! This property boasts two reception rooms alongside a lean opening onto the garden, there is a useful ground floor W.C and kitchen with a range of units. On the first floor there are three bedrooms and a modern bathroom. The property has double glazing and gas central heating and offers scope for you to add your own personal touch to make this a lovely home.

Situated in a prime location near the retail park and town, you'll have easy access to all the amenities and conveniences that Crewe has to offer.

This home has a forecourt to the front with dropped kerb allowing parking as well as a garage to the rear and walled courtyard garden.

Don't miss out on the chance to make this lovely house your own and enjoy the convenience of its location.



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	12'3" x 11'7" (3.750m x 3.532m)
Sitting/Dining Room	13'4" x 11'7" (4.065m x 3.551m)
Kitchen	9'10" x 5'9" (3.007m x 1.765m)
Lean-To	10'8" x 6'6" (3.258m x 2.001m)





W.C.

Stairs to First Floor

Bedroom One 13'6" x 11'7" (4.122m x 3.548m)

Bedroom Two 12'3" x 11'8" (3.742m x 3.564m)

Bedroom Three 7'5" x 5'10" (2.278m x 1.802m)

Bathroom

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.

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.

Directions

From the agents office turn right into Nantwich Road and continue through two sets of traffic lights to the roundabout. Take the first exit off into Macon Way and carry on to the end turning left into Earl Street. At the roundabout take the third exit off into Queen Street. Continue to the crossroads turning left turn into Henry Street. The property is located on the right hand side clearly identified by our 'For Sale' sign.





Floor Plans

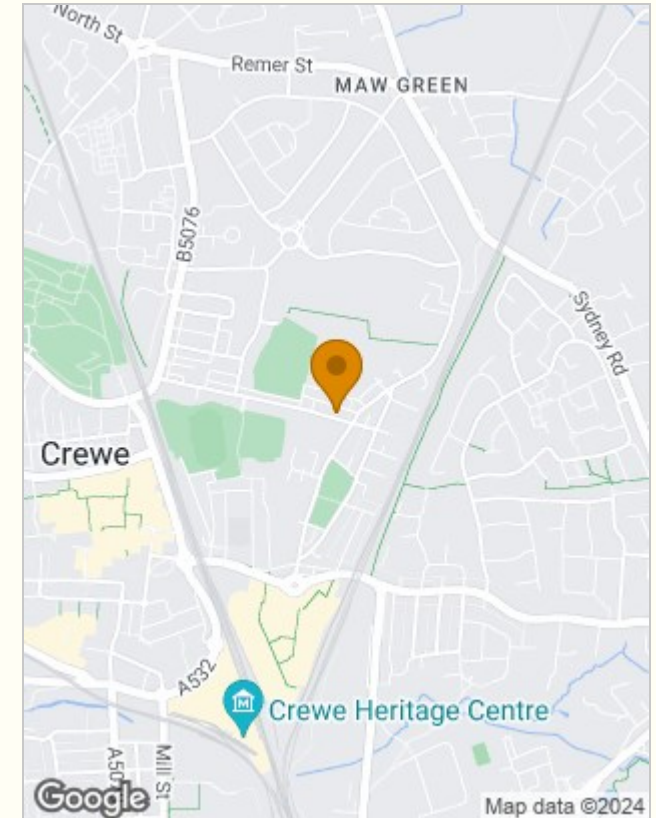


Viewing

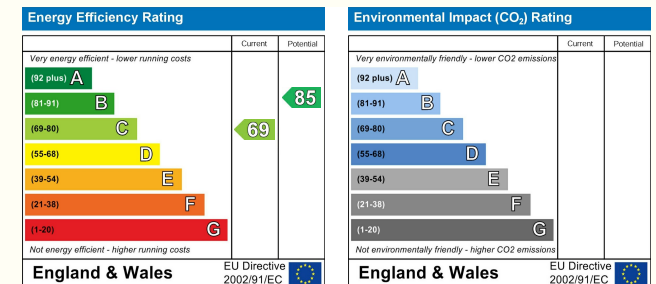
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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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