



23 MADELEY STREET, CREWE, CHESHIRE, CW2 6DL

AUCTION GUIDE £108,000



STEPHENSON BROWNE

- For Sale Via Modern Method Of Auction
- Walking Distance To Railway Station
- Suitable For All Age Groups
- Garden To Rear

- Three Bedrooms
- Local Amenities On The Doorstep
- Two Receptions

For sale by Modern Method of Auction: Starting Bid Price £108,000 plus reservation fee.  
Ideal for investors or anyone seeking a conveniently positioned home, please note this deceptively spacious home is currently used as an unlicensed HMO.

The property is in need of cosmetic improvements however it offers ample scope for you to incorporate your own individual ideas and impressions to personalise this home to suit your needs.

It is located a short distance from the Town Centre with excellent transport links and is only a few minutes walk from Crewe Railway Station making this a very attractive place to live and always popular with buyers.

The property has gas central heating and boasts two reception rooms and kitchen to the ground floor with three bedrooms and shower room to the first floor.

Externally there is an enclosed walled garden to the rear ideal for sitting out during the summer months. Call us today to arrange your viewing.



## 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 Porch

Entrance door.

### Entrance Hall

Stairs leading to the first floor.

### Lounge/Bedroom

4.408m x 3.141m (14'5" x 10'3")  
Bay window to the front.

### Sitting/Dining Room

4.033m x 3.533 (13'2" x 11'7")  
Window to the rear.

### Kitchen

4.091m x 2.519m (13'5" x 8'3")  
Two windows and stable door.

### Stairs to First Floor

Landing with access to loft space.

### Bedroom One

3.781m x 3.168m (12'4" x 10'4")  
Window to the front.

### Bedroom Two

4.052m x 2.701m (13'3" x 8'10")  
Window to the rear.

### Bedroom Three

2.533m x 2.010m (8'3" x 6'7")  
Window to the rear.

### Shower Room

Window.

### Externally

Walled garden to the rear providing an ideal area for sitting out during the summer months.

### 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.

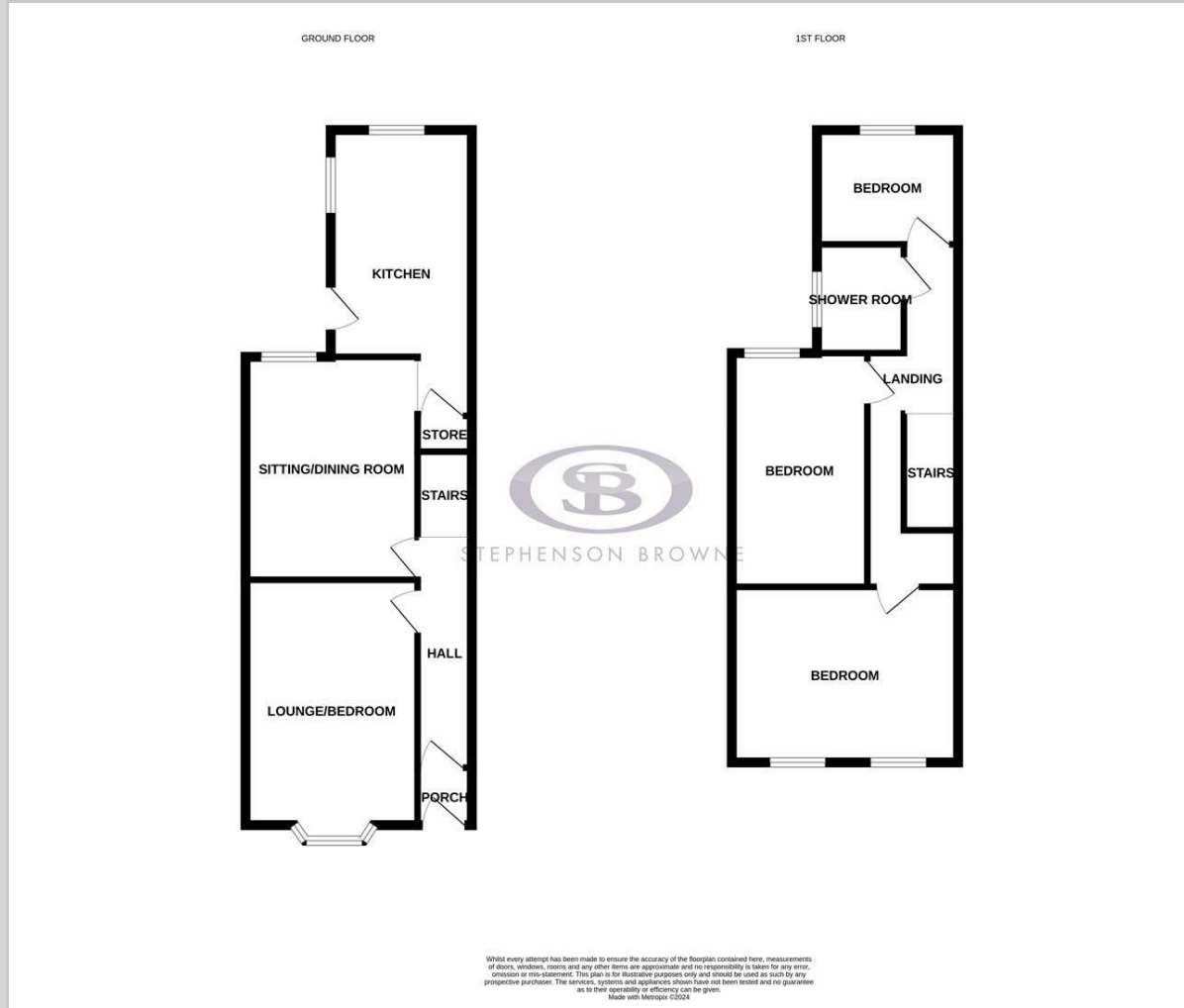
### Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

### Council Tax

Band A

## Floor Plan

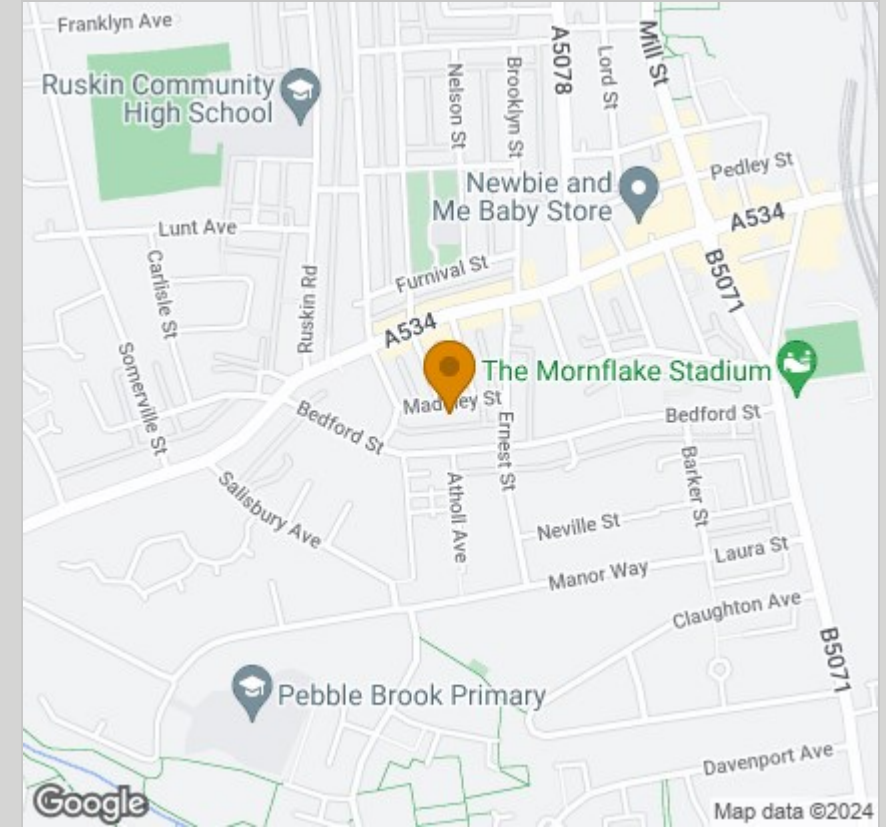


## Viewing

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

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

## Area Map



## Energy Efficiency Certificate

