



STEPHENS
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9 Falmouth Road

CW1 3QS

Auction Guide £150,000



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STEPHENSON BROWNE

For sale by Modern Method of Auction: Starting Bid Price £150,000 plus reservation fee.

This lovely home is offered for sale with no buying chain involved, should suit a wide variety of buyers and is nestled within a quiet neighborhood, having two bedrooms this semi detached bungalow offers a perfect blend of comfort and style, certainly ready to move straight into, immaculately presented and sure to delight upon inspection.

As you approach, the property exudes curb appeal with its well maintained, low maintenance garden. Step inside, and you'll be greeted by an entrance hall which flows into a warm and cozy living space adorned with tasteful décor and ample natural light with room for a dining table and chairs if required. The lovely fitted kitchen has plenty of storage space and complements the property perfectly.

There is a modern shower room which completes the accommodation.

This home sits within charming landscaped gardens providing a perfect spot for al fresco dining or simply unwinding in the fresh air. The semi detached nature of the property ensures a sense of privacy while still being part of a friendly community.

Located in Crewe, this property provides convenient access to local amenities, schools, and parks. Commuting is a breeze with excellent transport links nearby, making it easy to explore the surrounding areas.

This lovely semi-detached bungalow in Crewe is not just a house; it's a home waiting for you to make cherished memories. Schedule a viewing today and step into a lifestyle of comfort, convenience, and charm.

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

19'11" x 10'3" (6.08m x 3.14m)

Patio doors to the rear garden. Feature gas fire with surround. Carpets. Radiator.

Kitchen

8'9" x 10'5" (2.67m x 3.18m)

Having a range of wall, base and drawer units with worktops over incorporating a stainless steel sink, oven with gas hob and extractor and space and plumbing for a washer, under counter fridge and freezer and dryer. The kitchen has a rear aspect window and a door leading to the side of the property.

Bedroom One

11'3" x 11'5" (3.43m x 3.48m)

Front aspect window. Carpets. Radiator.

Bedroom Two

9'2" x 11'5" (2.81m x 3.49m)

Front aspect window. Carpets. Radiator.

Shower Room

Low level WC. Vanity unit basin. Walk in corner cubicle with electric shower. Radiator. Side aspect window.

Externally

The bungalow boasts low maintenance gardens to the front and rear with a flagged patio, artificial lawn and off road parking for multiple cars.

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?

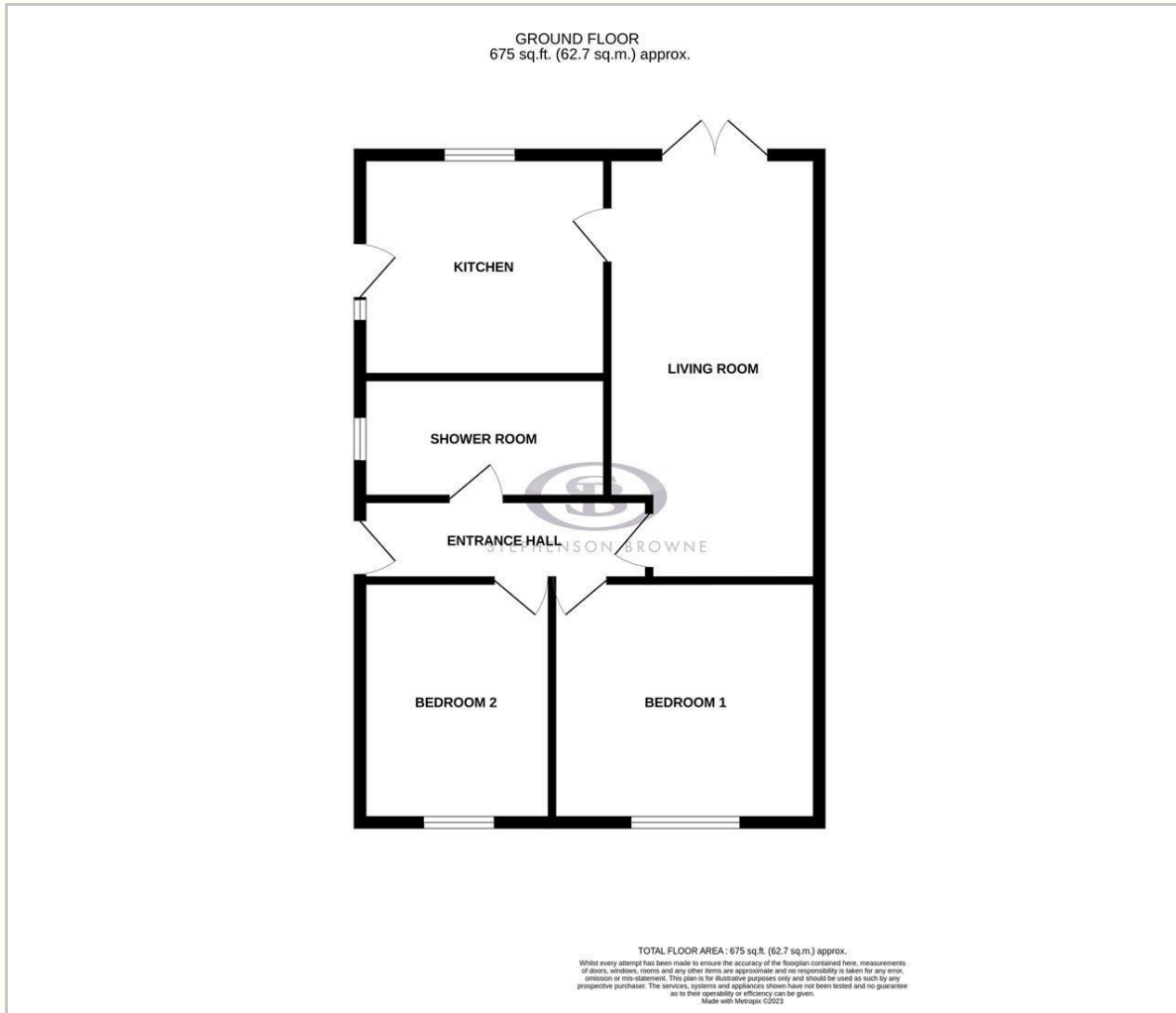
For a FREE valuation please call or e-mail and we will be happy to assist.

Council Tax

Band B



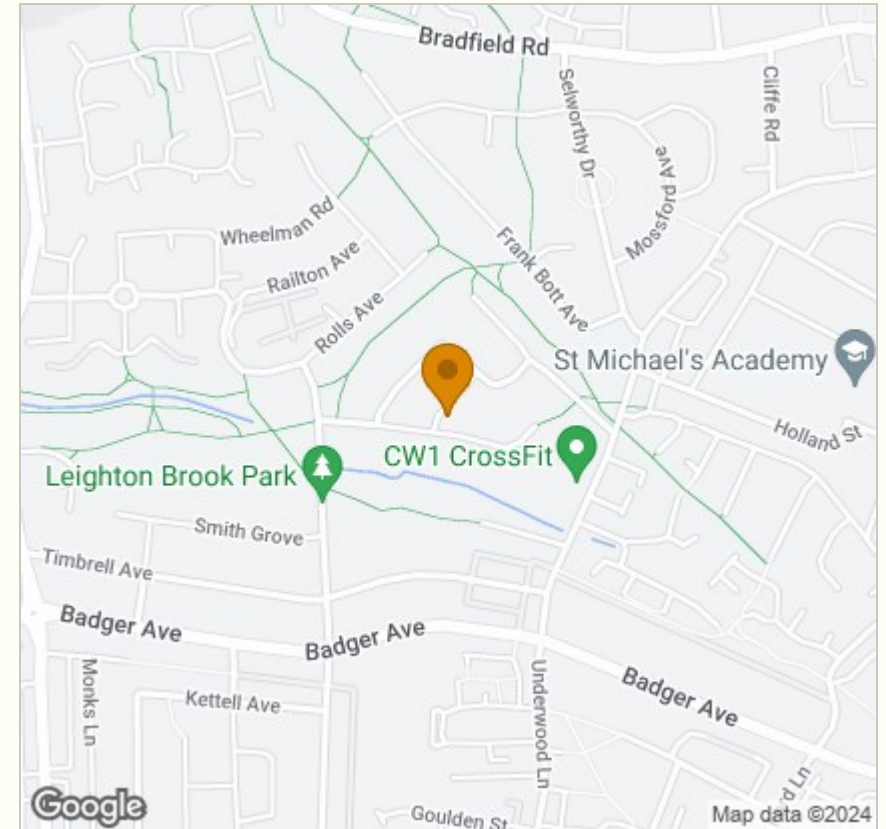
Floor Plan



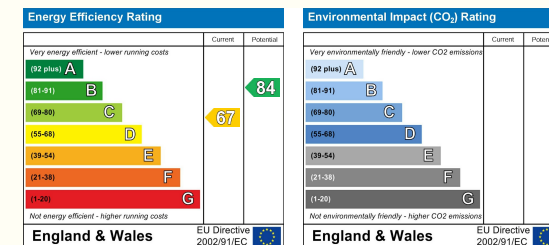
Viewing

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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