



114 Lear Drive

CW2 8DS

Auction Guide £157,500



STEPHENSON BROWNE



114 Lear Drive

- For Sale By Modern Method Auction
- Three Reception Rooms
- Enclosed Gardens
- Gas Central Heating
- Off Road Parking
- Three Bedroom Detached Property
- Downstairs W.C
- Double Glazing
- No Onward Chain
- Sought After Location

For sale by Modern Method of Auction: Starting Bid Price £157,500 plus reservation fee. Stephenson Browne are pleased to present this well proportioned DETACHED property with NO ONWARD CHAIN, sitting on an elevated position in one of the most regarded areas of Wistaston! ! The accommodation briefly comprises of a welcoming entrance hall, there are THREE RECEPTION ROOMS being the good size lounge, dining room and a lovely conservatory. There is a fitted kitchen overlooking the rear garden and a useful downstairs W.C. To the first floor there are three bedrooms, two of which are double in size. The family bathroom completes the first floor accommodation. Externally, the property is approached over a private driveway providing ample off road parking and leads to the attached garage. The front garden is mainly laid to lawn and is bordered by mature shrubs and hedging. To the rear, the garden is fully enclosed and gives access to the front from either side. Being mainly laid to lawn, with mature plants and shrubs as well as having a patio area providing a pleasant space to sit out and enjoy the warmer months. This superb home is handily placed for access to lovely woodland walks, local shops for day to day needs as well as both primary and secondary schools and such a wide variety of buyers. Call our office to secure 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 Hall	7'10" x 5'2" (2.402 x 1.597)
Double glazed entrance door. Double glazed windows.	
Lounge	12'8" x 12'3" (3.864 x 3.745)
Double glazed window to the front elevation. Adams style fireplace with gas fire as fitted. Radiator.	
Dining Room	10'6" x 8'3" (3.215 x 2.515)
Double glazed sliding doors leading to the conservatory. Radiator.	
Conservatory	8'9" x 7'11" (2.676 x 2.431)
Double glazed windows and sliding doors leading to the rear garden. Ceiling fan. Tiled floor.	
Kitchen	10'3" x 7'6" x 7'0" (3.134 x 2.301 x 2.159)
Double glazed window to the rear elevation. Double glazed door. Having a range of wall and base units with worktop over. Breakfast bar. Space for a cooker. One and a half bowl stainless steel sink. Space for a washing machine and fridge. Tiled floor.	





Directions

W.C
Low level W.C.

Stairs to First Floor
Double glazed window to the side elevation. Loft access.

Bedroom One 13'8" x 11'9" x 8'9" (4.174 x 3.593 x 2.670)
Double glazed window to the front elevation. Radiator.

Bedroom Two 9'2" x 9'1" (2.814 x 2.785)
Double glazed window to the rear elevation. Radiator.

Bedroom Three 8'9" x 7'3" x 6'7" (2.687 x 2.230 x 2.025)
Double glazed window to the front elevation. Storage cupboard. Radiator.

Bathroom
Modesty double glazed window to the front elevation. Panelled bath with shower attachment. Vanity wash hand basin with storage under. Low level W.C. Radiator.

Externally
The property sits on an elevated plot in a quiet and sought after location. There is a private driveway providing ample off road parking which leads to the attached garage. The front garden is mainly laid to lawn and is bordered by mature shrubs and hedging. To the rear, the garden is fully enclosed and gives access to the front from either side. Being mainly laid to lawn, with mature plants and shrubs as well as having a patio area providing a pleasant space to sit out and enjoy the warmer months.

Council Tax
Band C.

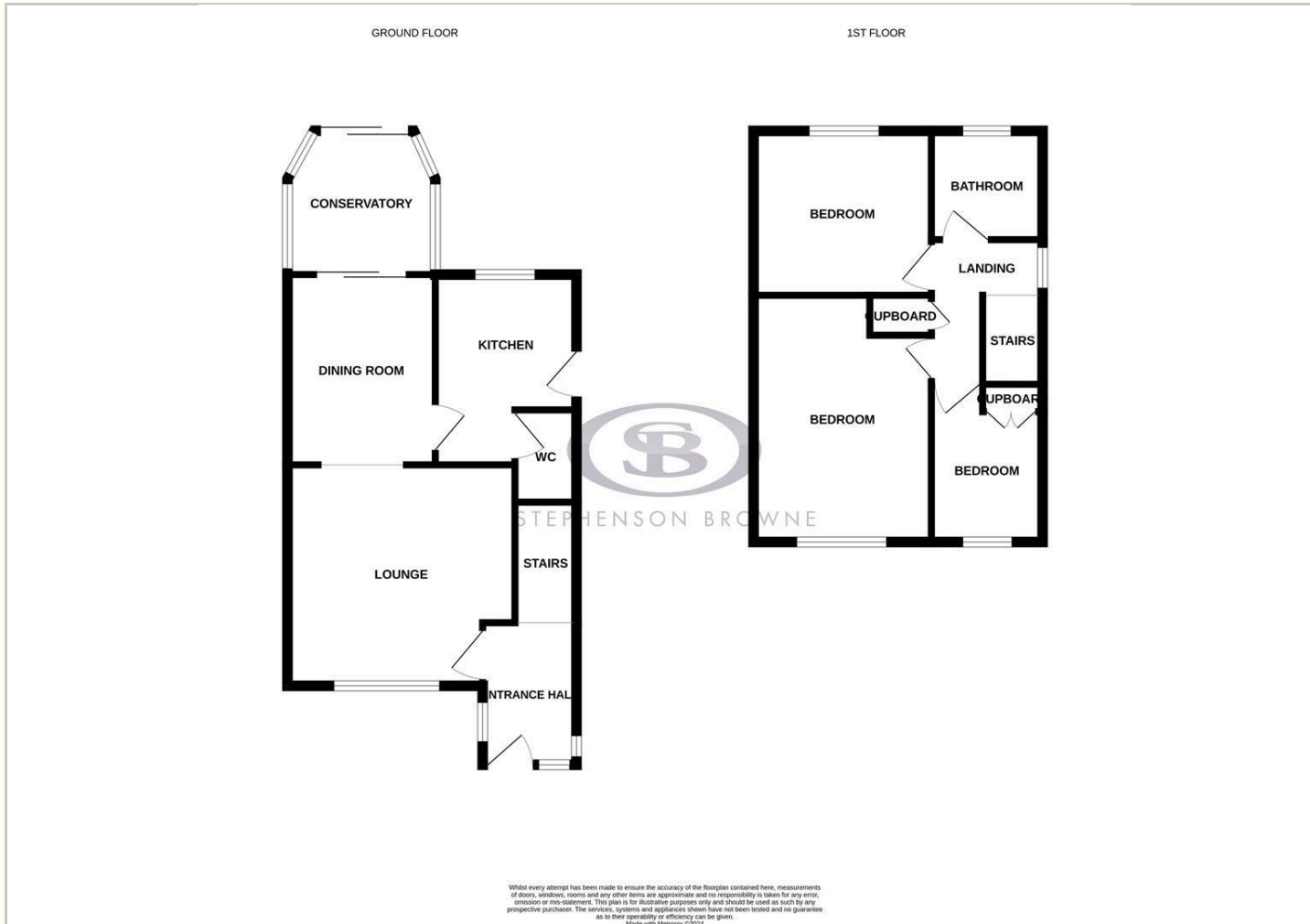
Tenure
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

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





Floor Plans

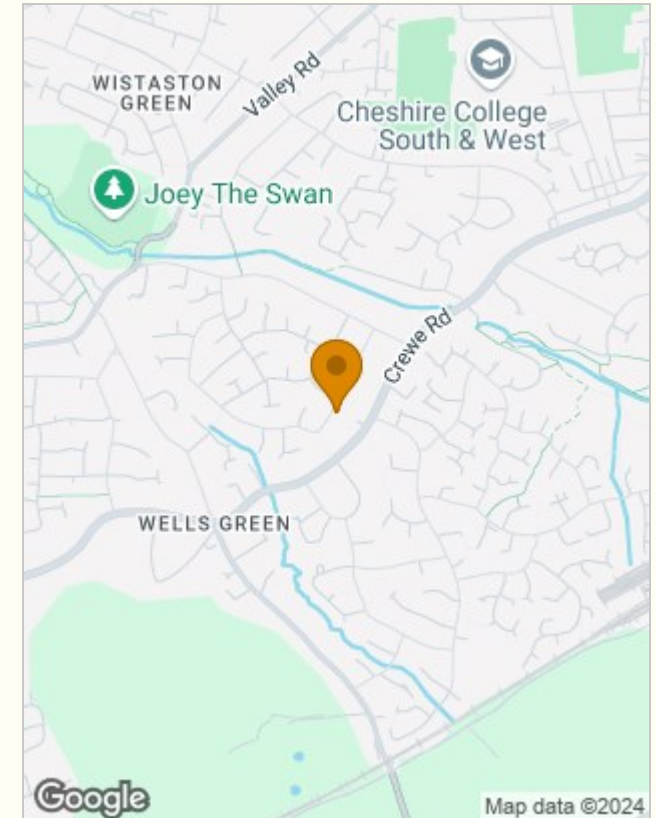


Viewing

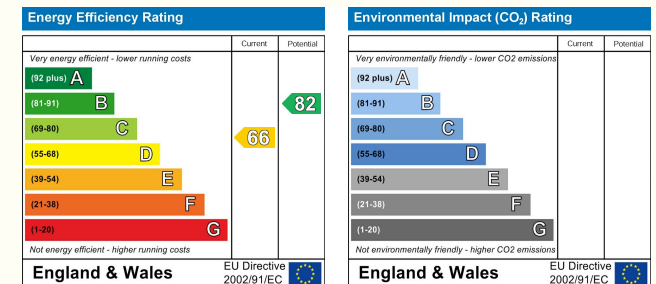
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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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