



36 Laura Street

CW2 6HA

Auction Guide £120,000



3



1



2



E



STEPHENSON BROWNE



36 Laura Street

- For Sale By Modern Method Of Auction
- Three Bedrooms
- Beautiful South Facing Garden
- Scope For Modernisation
- Well Respected Location
- Mature Semi Detached Property
- Two Reception Rooms
- Well Maintained Property
- Freehold
- Must Be Viewed!

For sale by Modern Method of Auction: Starting Bid Price £120,000 plus reservation fee.

Located on Laura Street in Crewe, this mature semi detached house is a true gem waiting to be discovered. Boasting three bedrooms and two inviting reception rooms, this property offers a warm and welcoming atmosphere for you to call home.

One of the standout features of this delightful property is its extensive south facing garden, perfect for enjoying sunny afternoons and al fresco dining during the warmer months.

With a history of being lovingly cared for and maintained by the same owner for many years, this house exudes a sense of character and charm that is hard to find. While it retains its traditional appeal, there is also ample scope for modernisation, allowing you to put your own stamp on this beloved home.

Situated in a sought after location near the mainline railway station, convenience is at your doorstep. Whether you're commuting for work or exploring the nearby amenities, this property offers the perfect blend of tranquility and accessibility.

In conclusion, this property on Laura Street is a rare find that must be viewed to truly appreciate its potential. Don't miss out on the opportunity to view !



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.

Vestibule	5'11" x 3'2" (1.821m x 0.977)
Entrance Hall	13'2" x 5'11" (4.028m x 1.821)
Lounge	12'11" x 10'11" (3.962m x 3.335)
Dining Room	15'1" x 12'11" x 9'9" (4.616m x 3.962m x 2.990m)





Kitchen 9'5" x 5'10" (2.881m x 1.795m)

Stairs to First Floor

Bedroom One 12'11" x 10'11" x 9'9" (3.952m x 3.352m x 2.979m)

Bedroom Two 12'10" x 10'11" (3.927m x 3.340m)

Bedroom Three 9'1" x 5'10" (2.779m x 1.799)

Bathroom

Externally

Council Tax
Band

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?

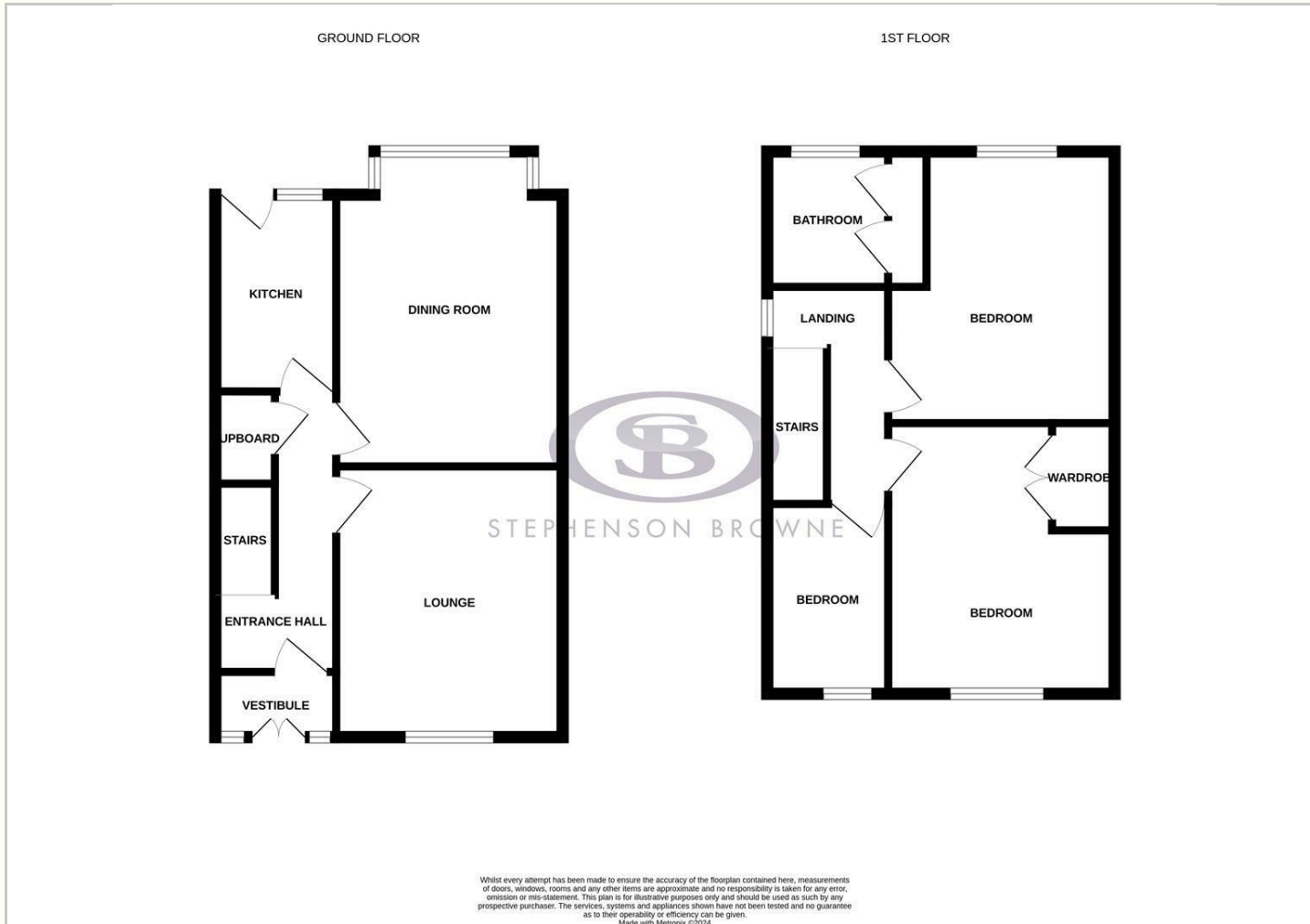
For a FREE valuation please call or e-mail and we will be happy to assist.

Directions





Floor Plans

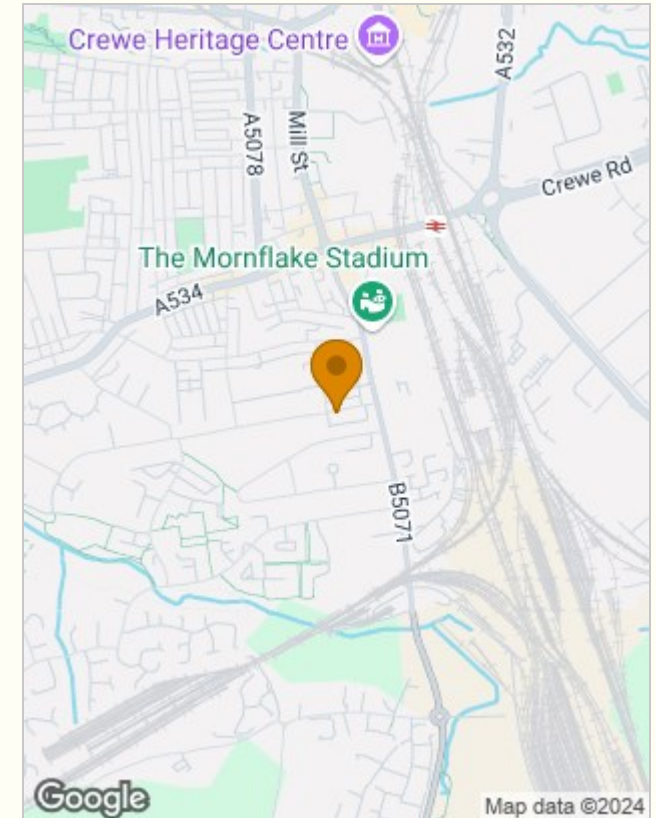


Viewing

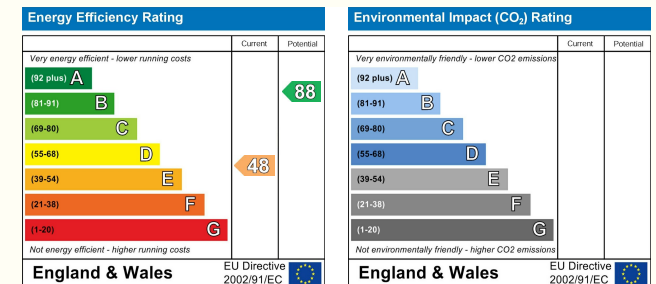
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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



234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensombrowne.co.uk | www.stephensombrowne.co.uk