



151 Valley Road

CW2 8LJ

Auction Guide £155,000



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STEPHENSON BROWNE



151 Valley Road

- For Sale Via Modern Method Of Auction
- Through Lounge Diner
- Kitchen & Shower Room
- Double Glazing
- Sought After Location
- Prime Corner Position
- Two Double Bedrooms
- Storage Heaters
- Gardens To Front Side & Rear
- Suitable For All Age Groups

For sale by Modern Method of Auction: Starting Bid Price £160,000 plus reservation fee.

This delightful semi detached house presents an excellent opportunity for those wishing to incorporate their own individual ideas and impressions. The property occupies a prime position standing well back from the road with gardens to the front, side and rear.

This property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout, there is an entrance porch leading to the entrance hall with turning staircase off. The through lounge diner is bright and airy with windows to both the front and rear. The kitchen has a range of units.

On the first floor there are two bedrooms and a shower room. The property has double glazing and storage heaters.

For those with a vehicle, the property features a good size driveway providing invaluable off road parking all adding to the convenience of this lovely home.

Valley Road is a desirable location, offering a blend of tranquillity and accessibility. Residents can enjoy the benefits of nearby amenities, including shops, schools, and the highly regarded Queen's park and golf course, making it an ideal choice for families and individuals alike.

This semi-detached house is a wonderful opportunity to create lasting memories in a friendly community. Whether you are looking to buy or rent, this property is sure to impress with its charm and practicality. Do not miss the chance to make this house your home.



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 Hall

Lounge

13'0" x 10'9" (3.979m x 3.295m)

Dining Room

8'3" x 7'7" (2.522m x 2.324m)

Kitchen

9'10" x 8'3" (3.012m x 2.527m)



Stairs to First Floor

Bedroom One 11'10" x 11'3" (3.610m x 3.443m)

Bedroom Two 11'3" x 9'8" (3.443m x 2.970m)

Shower Room 6'5" x 5'9" (1.963m x 1.766m)

Externally

Brick Built Stores

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.

Council Tax

Band A

Need to Sell?

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

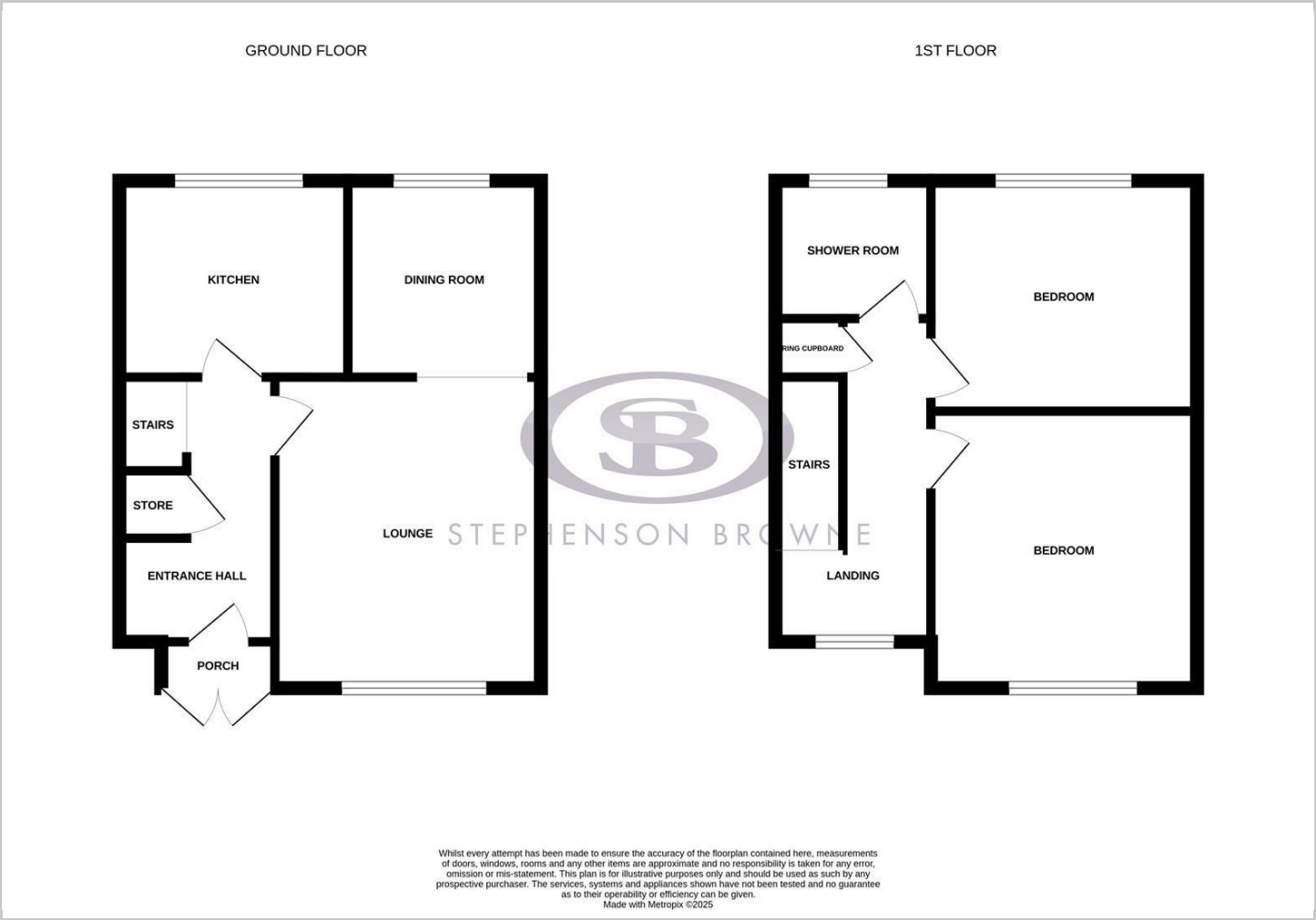
Directions

From the agents office proceed along Nantwich Road in the direction of Nantwich. Take the third right hand turn into Danebank Avenue. Proceed to the T junction turning right into Valley Road. The property is located on the left hand side clearly identified by our 'For Sale' sign.





Floor Plans

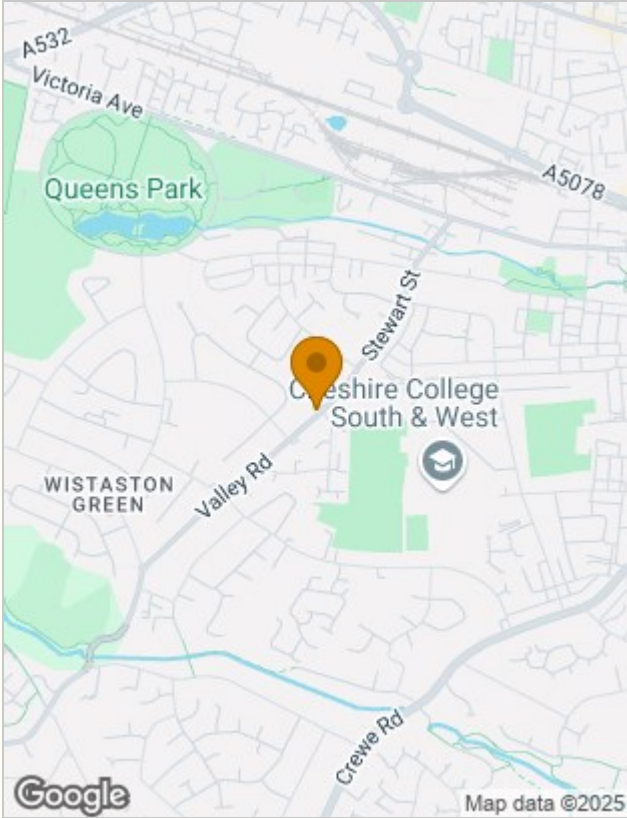


Viewing

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

