



20 Albion Street

CW2 8NB

Auction Guide £168,500



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STEPHENSON BROWNE



For sale by Modern Method of Auction: Starting Bid Price £168,500 plus reservation fee.

There is no buying chain involved with this charming semi detached home which is sure to impress upon inspection. The property has been extended to the rear to create a wonderful bright and airy fitted kitchen with skylights which allow light to flood in.

The lounge and diner are combined forming an excellent entertaining room and the ground floor is completed by a shower room.

To the first floor there are three well proportioned bedrooms, this property is ideal for families or those seeking extra space.

The property also benefits from designated parking for one vehicle, ensuring ease of access and convenience. The location is particularly advantageous, providing easy access to local amenities, schools, the renowned Queen's Park, golf course, Georges playing fields and transport links, making it an excellent choice for both commuters and families alike.

This semi detached house presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well appointed home.

With its appealing features and prime location, this property is sure to attract interest.

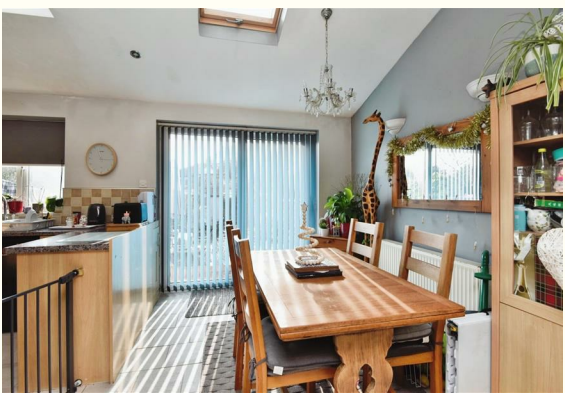
Do not miss the chance to make this lovely house your new home.

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 Hall

Lounge
20'4" x 11'0" (6.21m x 3.36m)

Extended Kitchen/Dining Room
16'11" x 9'6" (5.17m x 2.90)

Ground Floor Shower Room
9'6" x 7'3" (2.91m x 2.23m)

Stairs to First Floor

Bedroom One
11'4" x 10'8" (3.47m x 3.26m)

Bedroom Two
11'3" x 9'8" (3.44m x 2.95m)

Bedroom Three
8'0" x 7'3" (2.46m x 2.22m)

Bathroom

Externally

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.

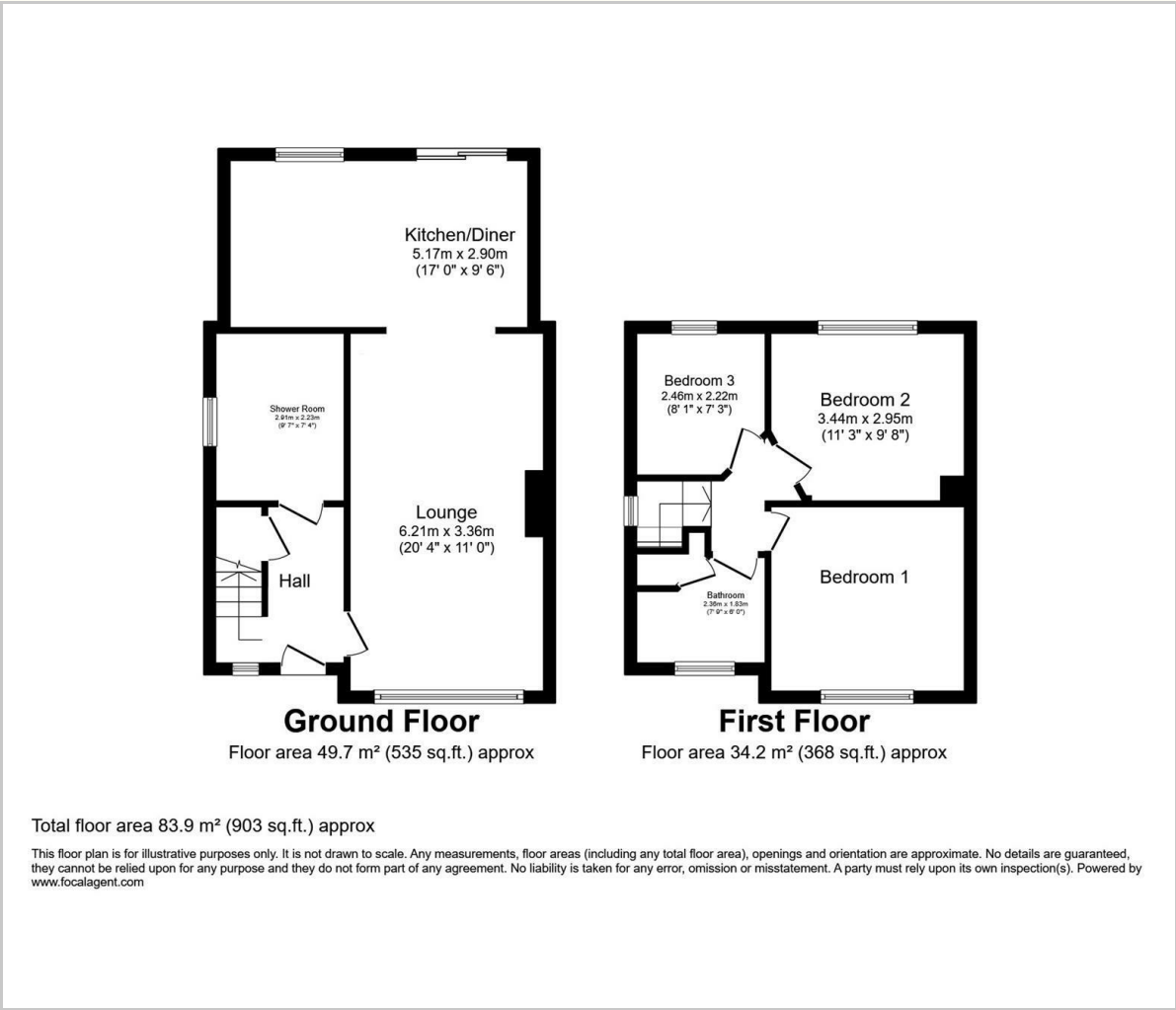
Need to Sell?

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

Council Tax
Band B



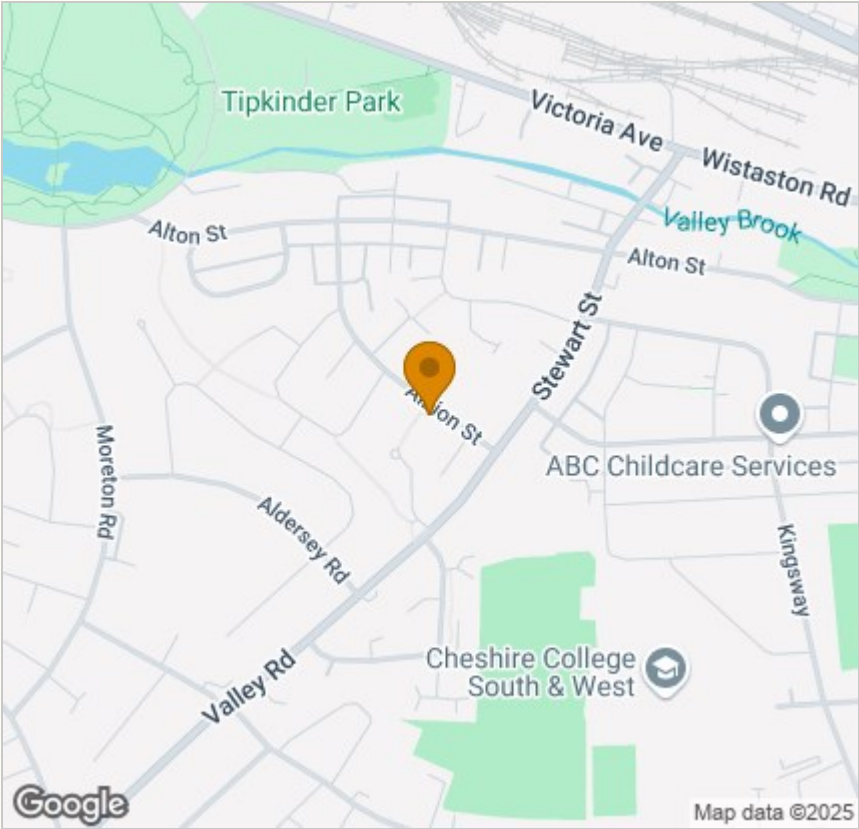
Floor Plan



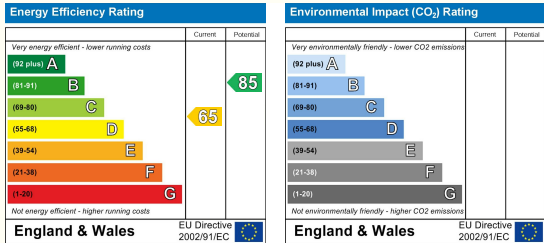
Viewing

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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