



5 Lunt Avenue

CW2 7LZ

Auction Guide £79,000



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STEPHENSON BROWNE



5 Lunt Avenue

- For Sale Via Modern Method Of Auction
- Sold With No Onward Chain
- Investors Only
- Low Maintenance Rear Garden Space
- Walking Distance to Schools For All Ages
- Sold With Tenants In-Situ
- Deceptively Spacious Property
- Close to Crewe Railway Station
- Early Inspection Highly Recommended
- Call Us Today For More Information

FOR SALE via modern method of auction: Starting Bid £79,000 plus reservation fee. INVESTORS ONLY.

Stephenson Browne are delighted to take instructions to market this deceptively spacious mid-terrace property on Lunt Avenue!

Upon entering, you will find two generous reception rooms that offer versatile living spaces. The layout of the home is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

One of the standout features of this property is its prime location. It is conveniently situated within walking distance to a variety of schools catering to all ages, making it an ideal choice for families looking to settle in a community focused area.

This property is sold with tenants in situ, providing an immediate rental income for investors, and there is no chain involved, ensuring a smooth and efficient transaction process.

In summary, this three bedroom terraced house on Lunt Avenue is a fantastic opportunity for those looking to invest or find a family home in Crewe. With its spacious interiors, excellent location, and the added benefit of being sold with tenants, this property is not to be missed.



Auctioneers 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.

Hallway

Reception Room	10'5" x 10'9" (3.2m x 3.3m)
Living Room	14'1" x 11'9" (4.3m x 3.6m)
Kitchen	7'10" (widest point) x 4'7" (2.4m (widest point) x 1.4m)
Lobby	5'6" x 10'9" (1.7m x 3.3m)





Stairs to First Floor

Bedroom One 14'1" x 10'9" (4.3m x 3.3m)

Bedroom Two 11'1" x 9'2" (3.4m x 2.8m)

Bedroom Three 7'10" x 5'10" (2.4m x 1.8m)

Bathroom 5'2" x 6'10" (1.6m x 2.1m)

Externally

Low maintenance paved rear garden. Detached single garage.

Council Tax

Band A.

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?

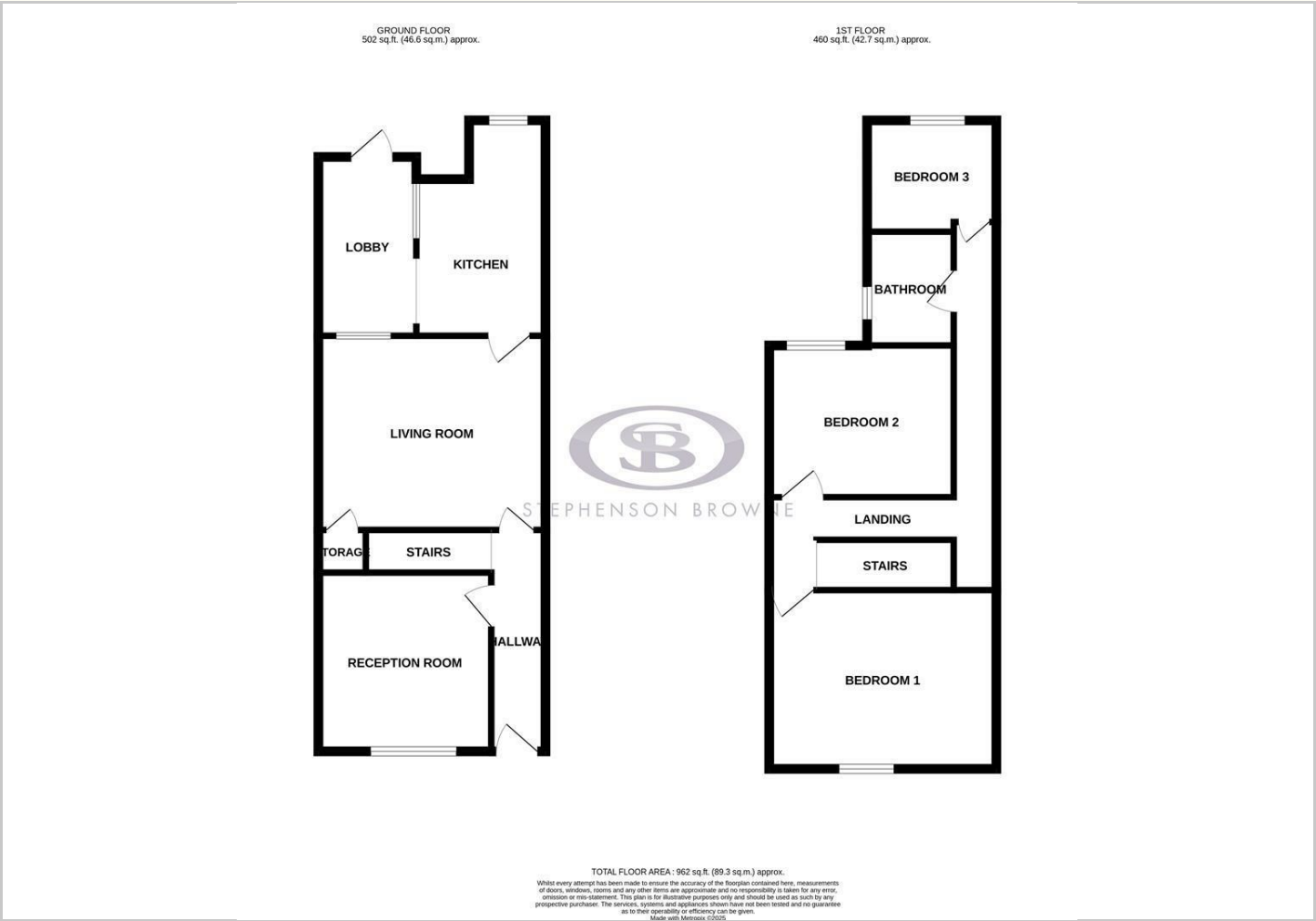
For a FREE valuation please call or e-mail and we will be happy to assist.

Directions





Floor Plans

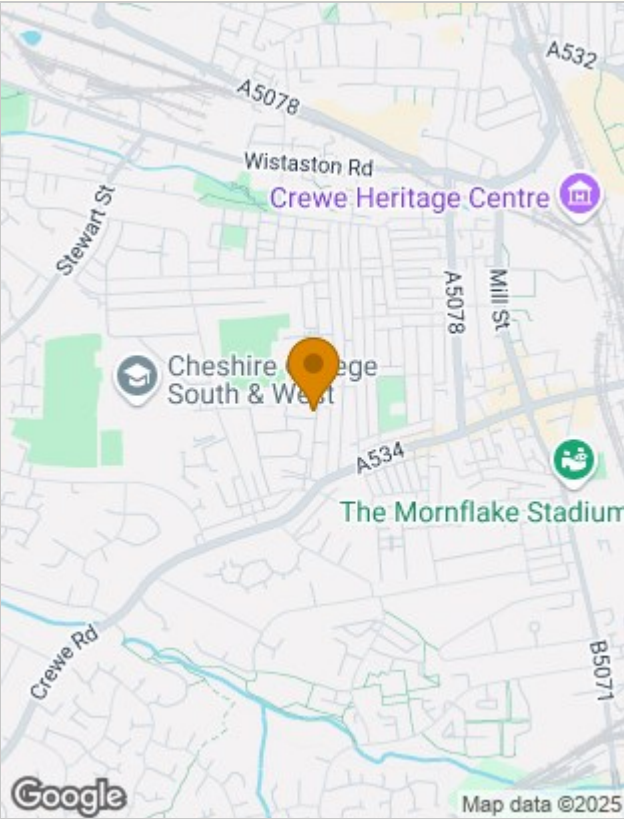


Viewing

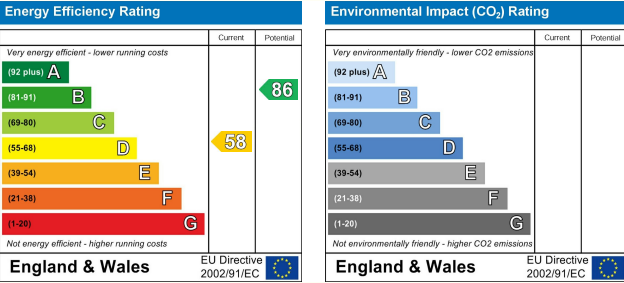
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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



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