



**323 Crewe Road**

CW2 5AD

**Auction Guide £165,000**



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STEPHENSON BROWNE







# 323 Crewe Road

- For Sale By Modern Method Auction
- Semi Detached
- Lovely Garden
- Two Good Size Bedrooms
- Cellar
- Two Bedroom Period Property
- Two Reception Rooms
- Off Road Parking
- Sought After Village Location
- No Onwards Chain

For sale by Modern Method of Auction: Starting Bid Price £165,000 plus reservation fee.

Located just on the outskirts of the charming village of Shavington, this wonderful property presents a delightful opportunity to acquire a period property in a great location. Boasting two double bedrooms, making it ideal for small families or those seeking extra room for guests. The layout includes two reception rooms, perfect for entertaining or relaxing with loved ones.

One of the standout features of this home is the cellar, providing additional storage space or the potential for further development, depending on your vision. The lovely gardens surrounding the property offer a serene outdoor space, ideal for enjoying the fresh air or cultivating your own garden oasis. Furthermore, off road parking ensures convenience and ease for you and your visitors.

This semi detached house is situated in a sought after village location, presenting a wonderful opportunity for those looking to modernise and add value to their new home. With its blend of character and potential, this property is not to be missed. Whether you are a first time buyer or an investor, this home offers a promising canvas to create your ideal living space.



## 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

## Living Room

11'1" x 11'0" (3.40m x 3.37m)





Dining Room	14'9" x 11'1" (4.52m x 3.39m)
Kitchen	13'6" x 8'5" (4.13m x 2.57m)
Cellar	14'9" x 14'2" (4.51m x 4.32m)
Stairs to First Floor	
Bedroom One	14'11" x 10'11" (4.57m x 3.35m)
Bedroom Two	14'9" x 11'1" (4.52m x 3.38m)
Bathroom	

#### Externally

The property sits on a corner plot and has gardens to both front and rear. There is off road parking. To the rear, the garden is fully enclosed and there is also an attached workshop as well as a W.C.

#### 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.

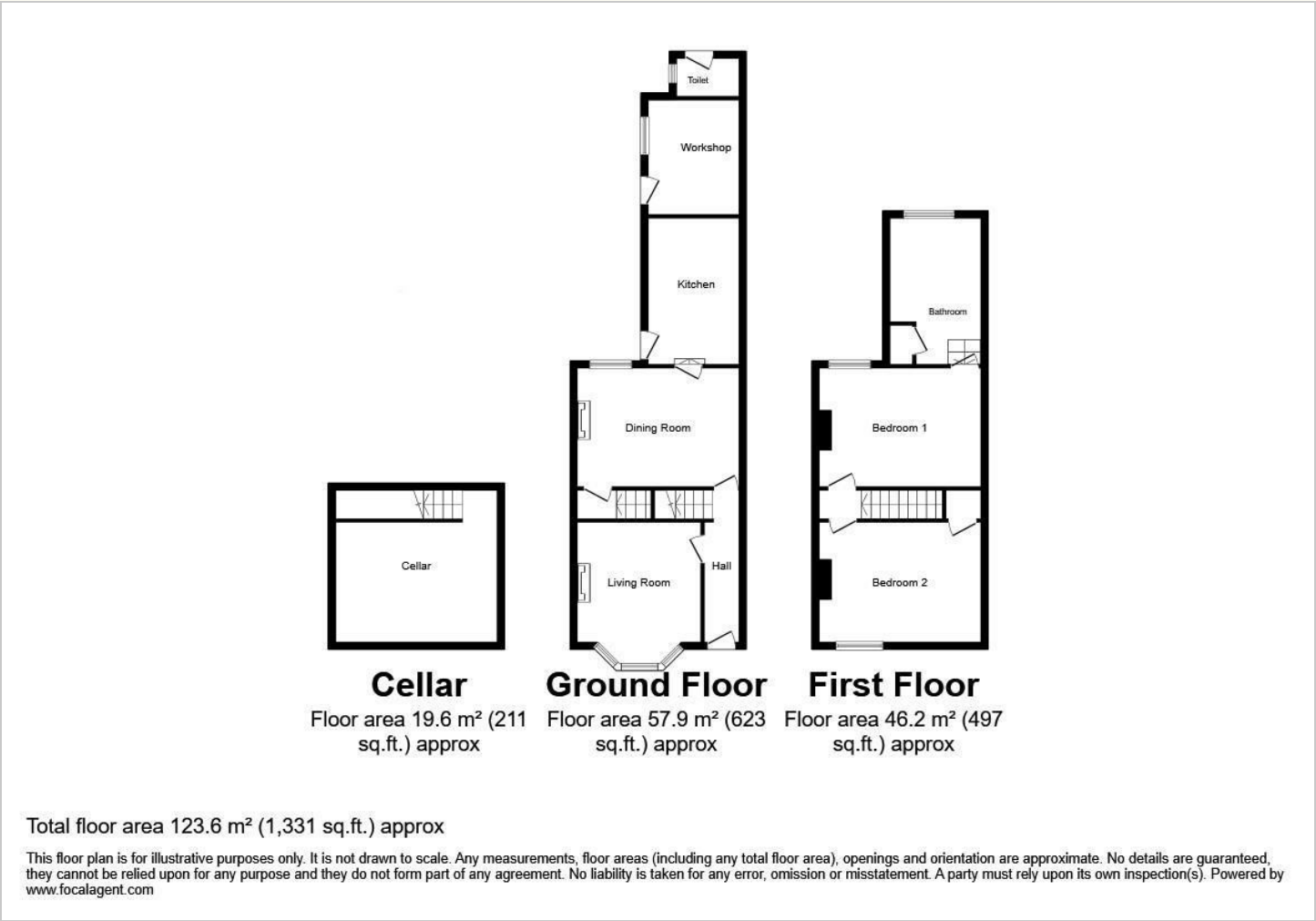
#### Directions







Floor Plans

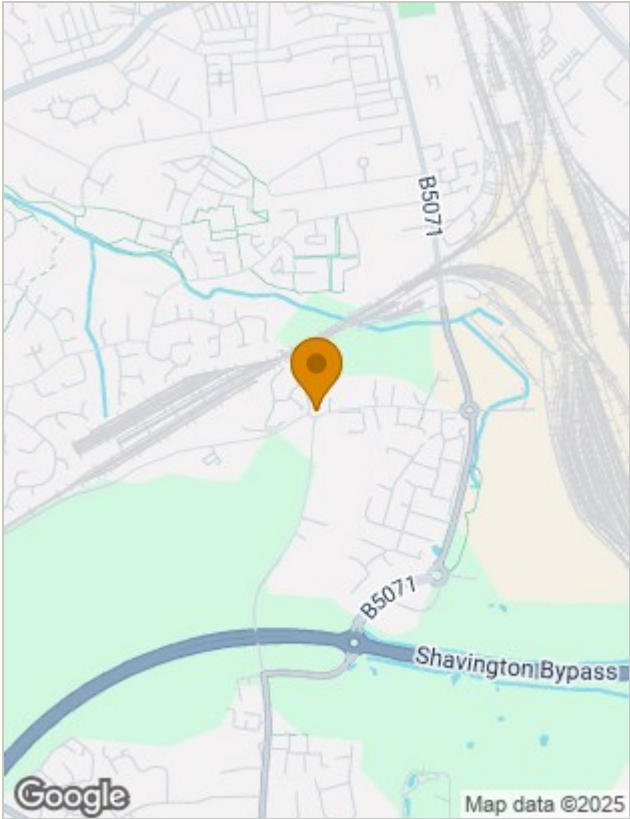


Viewing

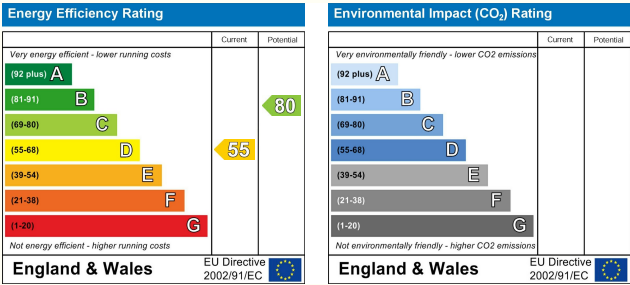
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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



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