



60 Wistaston Road

CW5 6QL

Auction Guide £173,000



STEPHENSON BROWNE

For sale by Modern Method of Auction: Starting Bid Price £173,000 plus reservation fee.

We are delighted to bring to the market this delightful home which stands proud with two parking spaces to the front and a lovely enclosed walled garden to the rear. The property is set within the charming village of Willaston and presents an excellent opportunity for those seeking a comfortable and inviting home. With a lovely through lounge diner this home offers ample space for both relaxation and entertaining perfect for family gatherings or quiet evenings in. There is a delightful modern fitted kitchen with ample storage, beyond a modern ground floor bathroom ensuring ease of access for all residents.

To the first floor the house features two double bedrooms, providing a peaceful retreat for rest and relaxation. Each room is designed to maximise comfort and light, making them ideal for both individuals and couples.

The surrounding area is known for its friendly atmosphere and beautiful scenery, making it a wonderful place to call home. Willaston boasts a range of local amenities, including shops, schools, and parks, all within easy reach.

This property is perfect for investors, first time buyers, small families, or those looking to downsize. With its charming features and prime location, this semi detached house on Wistaston Road is a must see for anyone looking to enjoy the best of village life

Don't miss the chance to make this lovely house your new home.

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.





Lounge/Diner
20'11" x 12'11" (6.385m x 3.955m)

Kitchen
10'10" x 7'0" (3.303m x 2.137m)

Ground Floor Bathroom
7'1" x 7'1" (2.181m x 2.164m)

Stairs To First Floor

Bedroom One
12'6" x 10'6" (3.814m x 3.220m)

Bedroom Two
12'2" x 9'1" (3.731m x 2.790m)

Stairs To Attic Room
Giving access to the attic room.

Attic Room
11'6" x 10'6" (3.511m x 3.205m)

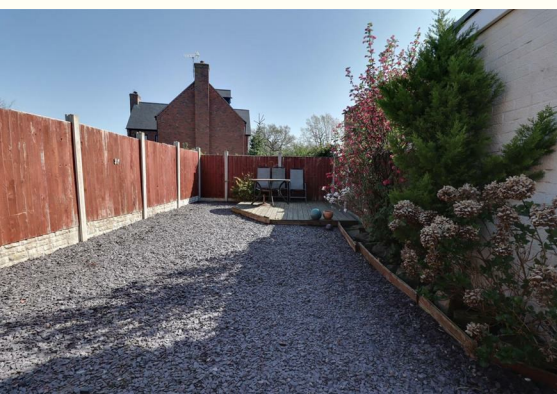
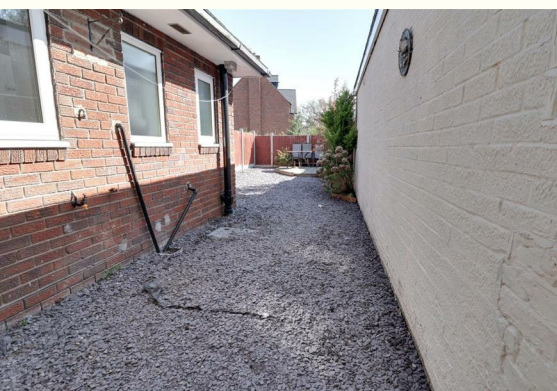
Externally
Enclosed garden providing an ideal area for sitting out during the summer months.

Off Road Parking
Invaluable off road parking with space for two cars to the front.

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



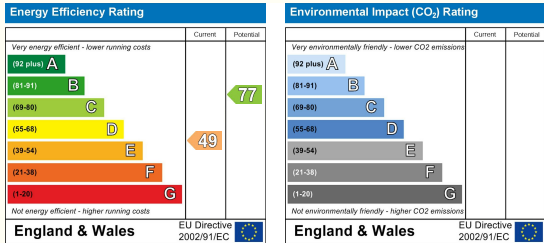
Viewing

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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

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