



## 5. Madeley Street

CW2 6DL

Auction Guide £90,000



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STEPHENSON BROWNE







# 5. Madeley Street

- For Sale Via Modern Method Auction
- Two Reception Rooms & Three Bedrooms
- Good Size Fitted Kitchen
- Ideal For All Age Groups
- Double Glazing & Gas Central Heating
- Convenient & Popular Location
- First Floor Bathroom
- Potential For Garage To Rear Or Invaluable Off Road Parking
- Enclosed Walled Garden To Rear
- Viewing Highly Recommended

For sale by Modern Method of Auction: Starting Bid Price £90,000 plus reservation fee.

This spacious mid terrace on Madeley Street is worthy of an early inspection. With its spacious bay windowed façade, the property exudes character and whilst allowing potential buyers to incorporate their own individual style and impression certainly making it an inviting home for families and professionals alike. Inside, you will find two generously sized reception rooms connected by a brick archway, perfect for entertaining guests or enjoying quiet evenings with loved ones. The kitchen is a good size having a range of fitted units and is located to the rear. The three well proportioned bedrooms provide ample space for relaxation and rest, catering to the needs of a growing family or those seeking a home office. The bathroom is conveniently located off the landing, ensuring ease of access for all. One of the standout features of this property is the enclosed walled garden at the rear. This outdoor space not only offers a private retreat for gardening or outdoor activities but also presents potential for a garage and parking to the rear, there is currently a large storage shed occupying this space. The house benefits from double glazing and gas central heating. Situated in a popular area, this home is conveniently close to all local amenities, including the railway station, making it ideal for commuters and those who enjoy the vibrancy of community life. This property is a wonderful opportunity for anyone looking to settle in a desirable part of Crewe, combining spacious living with the practicality of modern conveniences. Don't miss the chance to view this home ring us today to secure your viewing.



## 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	11'10" x 11'9" (3.63m x 3.60m)
Sitting Room	14'11" x 3'8" maximum (4.56m x 1.14m maximum)
Kitchen	11'8" x 9'5" (3.58m x 2.89m)





#### Stairs to First Floor

**Bedroom One** 14'11" x 11'5" (4.56m x 3.49m)

**Bedroom Two** 12'3" x 8'7" (3.75m x 2.63m)

**Bedroom Three** 9'10" x 9'5" (3.00m x 2.89m)

#### Bathroom

#### 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.

#### Externally

The property has a small walled forecourt to the front and enclosed walled garden to the rear, there is potential for a garage to the rear of invaluable off road parking. There is currently a large timber store to the rear of the garden.

#### Tenure

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#### Need to Sell?

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

#### Council Tax

Band A

#### Directions

From the agents office turn right in the direction of the railway station. Proceed past Aldi turning next right into Sherwin Street, at the junction with Madeley Street turn left and the property is located on the right hand side clearly identified by our 'For Sale' sign.

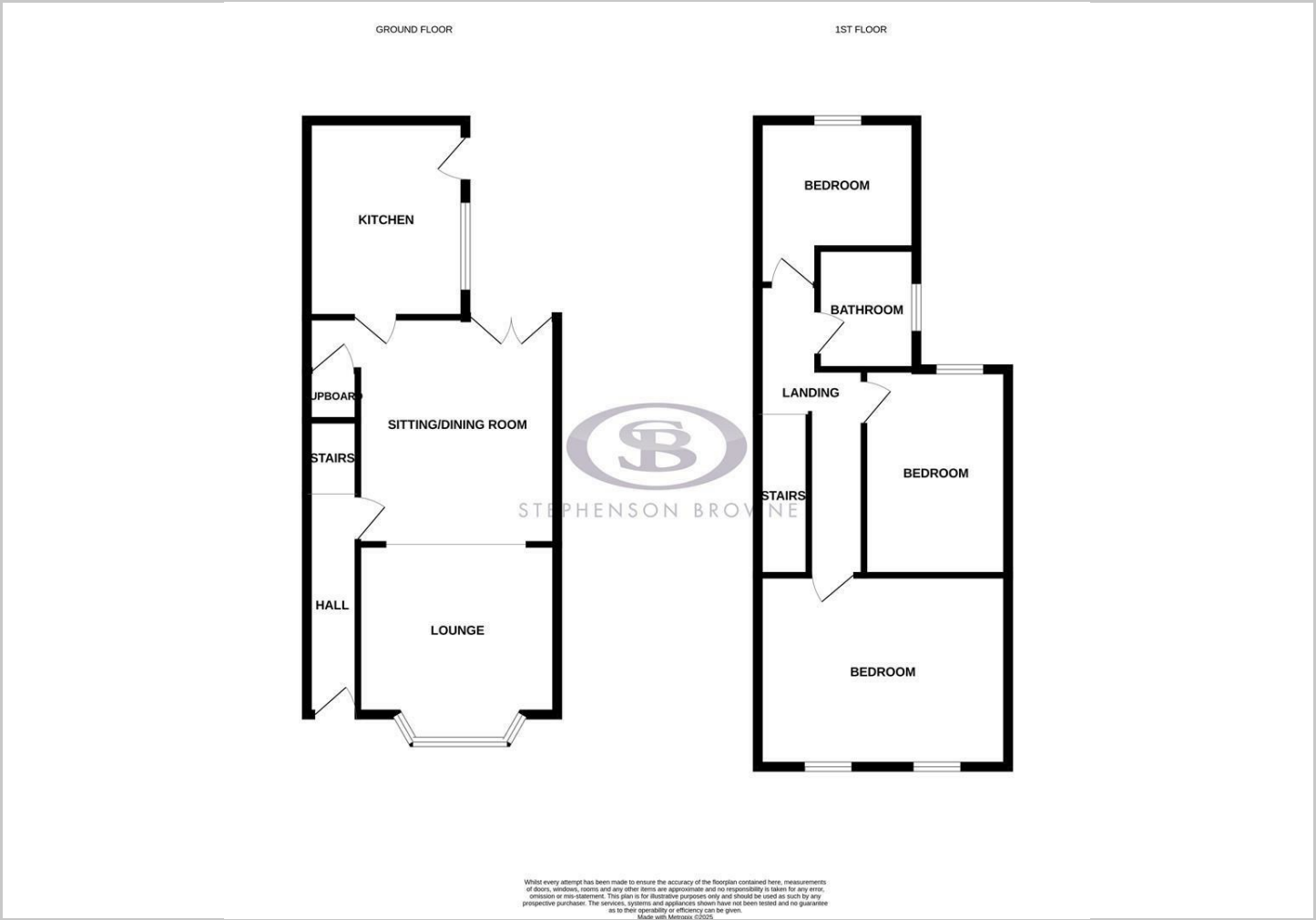








Floor Plans

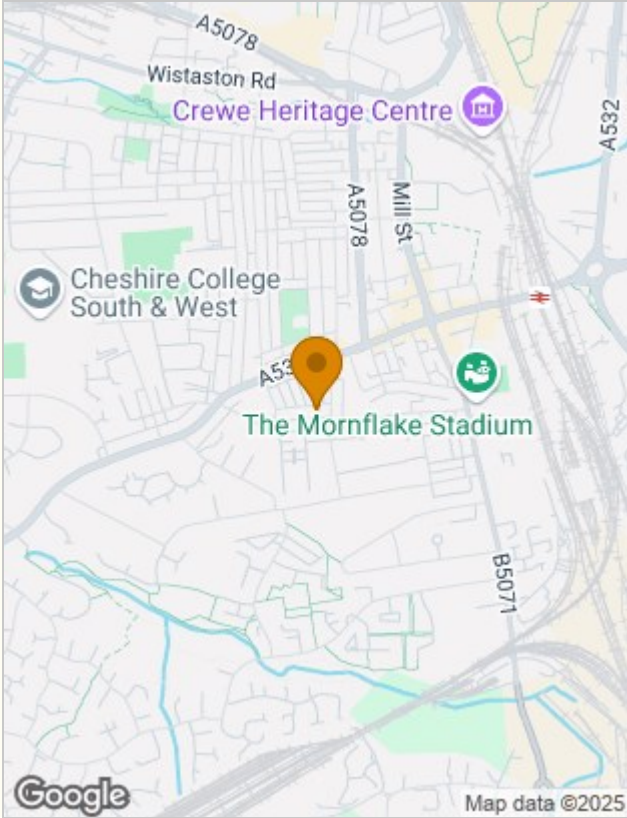


Viewing

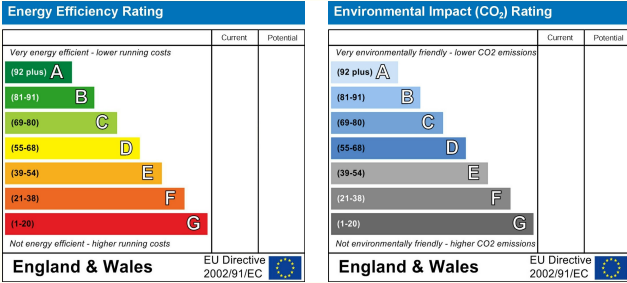
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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



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