



9 Bray Close

CW1 5LJ

Auction Guide £155,000



3



1



1



c



STEPHENSON BROWNE

For sale by Modern Method of Auction: Starting Bid Price £155,000 plus reservation fee.

Stephenson Browne are pleased to offer for sale with no onward chain this nicely presented semi detached property on Bray Close. With three well proportioned bedrooms, this property is ideal for families or individuals looking for extra space. The principle suite benefits from fitted wardrobes and storage space.

The inviting reception room offers a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The kitchen boasts an integrated fridge freezer, in addition to a freestanding washing machine, dishwasher and cooker with an electric four ring hob.

The property boasts a modern bathroom, ensuring comfort and convenience for all residents. One of the standout features of this home is the stunning rear garden, which provides a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The garden is beautifully maintained, making it an ideal setting for family gatherings or quiet evenings.

Parking is a breeze with a driveway that comfortably accommodates two vehicles, providing ease of access and peace of mind. Additionally, this property is offered for sale with no onward chain, allowing for a smooth and straightforward purchasing process.

Situated in a quiet cul-de-sac, this home is conveniently located near local amenities, ensuring that shops, schools, and parks are just a short distance away. This combination of space, presentation, and location makes this property a must see for anyone looking to settle in the vibrant community of Crewe. Don't 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, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Part Payment Deposit of 4.5% of the purchase price, subject to a minimum of £6,600.00. This is paid to reserve the property to the buyer during the Reservation Period and is used as part-payment towards the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Entrance Hall





Living Room

11'5" reducing to 9'2" x 20'8" (3.5m reducing to 2.8m x 6.3m)

Kitchen

8'6" x 9'6" (2.6m x 2.9m)

Stairs To First Floor

Landing

Bedroom One

12'5" x 10'2" (3.8m x 3.1m)

Bedroom Two

10'5" x 8'2" (3.2m x 2.5m)

Bedroom Three

7'10" reducing to 4'7" x 9'2" (2.4m reducing to 1.4m x 2.8m)

Bathroom

5'10" x 5'2" (1.8m x 1.6m)

Externally

Large rear garden with a mixture of decking, patio and lawn. Variety of mature bushes and trees, small pond. Detached single garage. To the front there is a block paved driveway that can comfortably accommodate three vehicles.

Council Tax

Band B

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.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

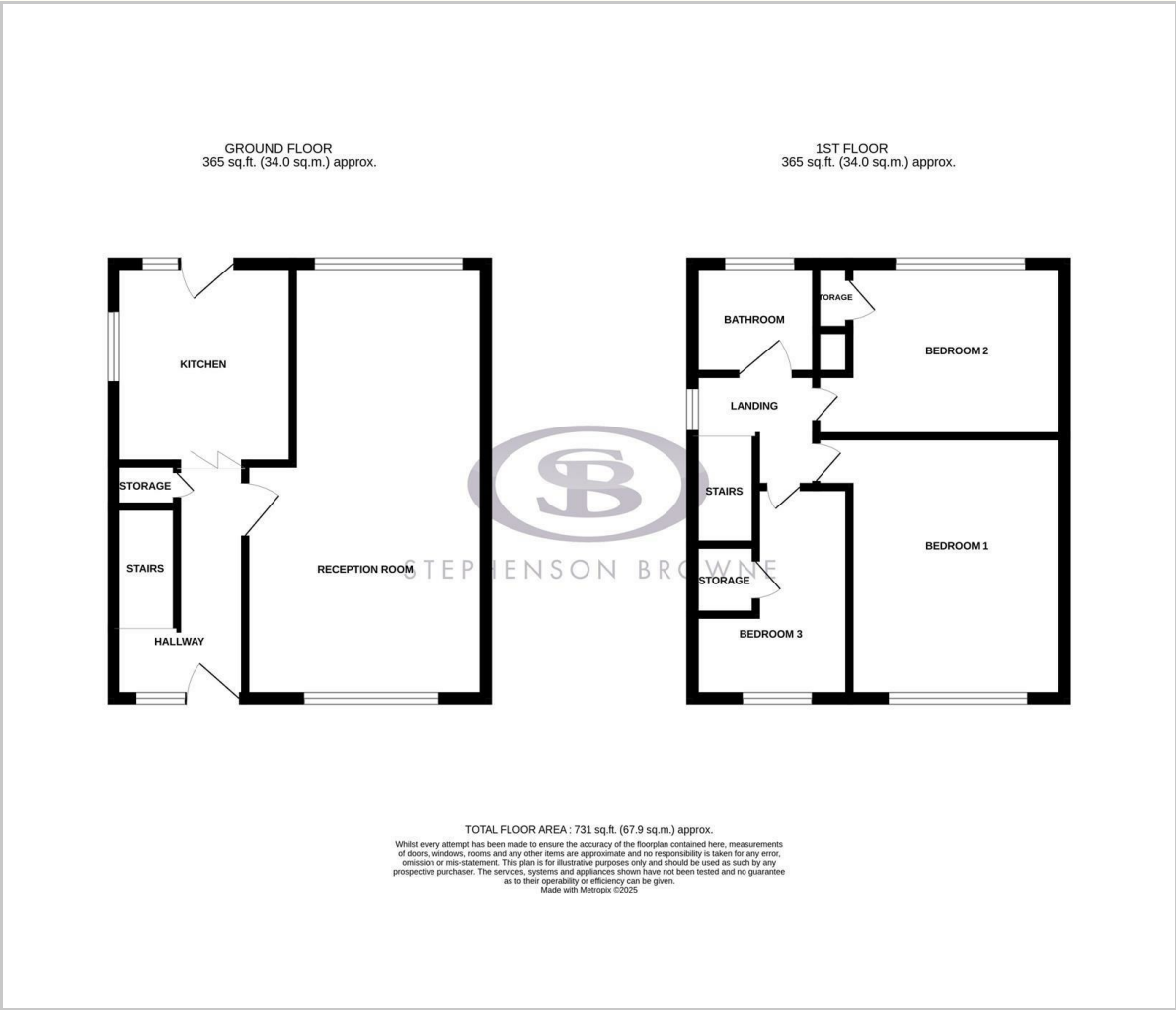
Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.



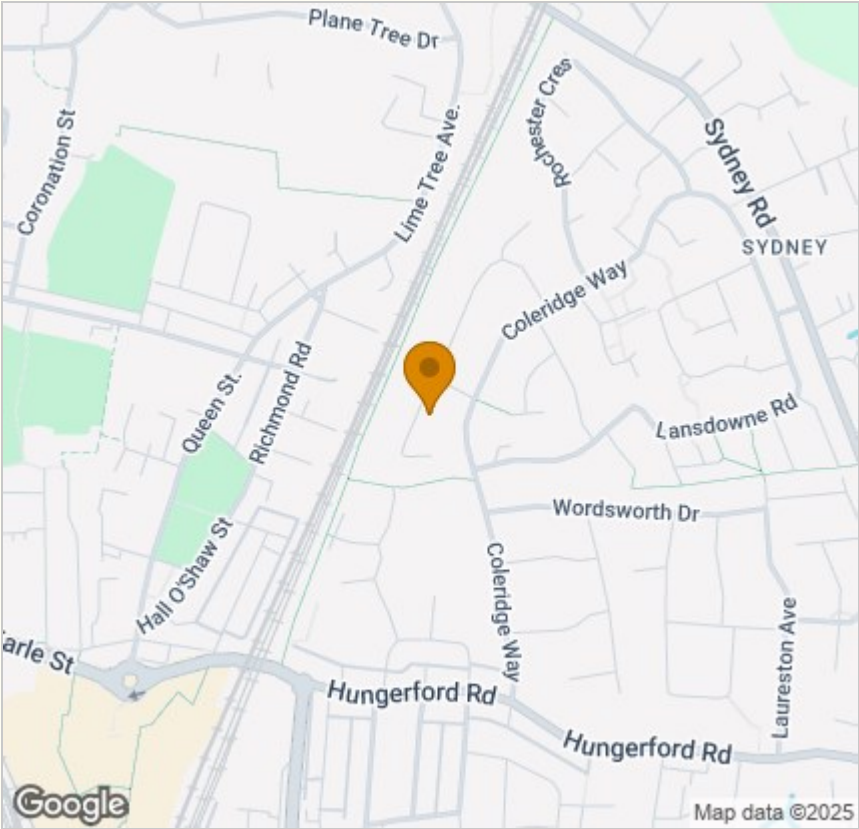
Floor Plan



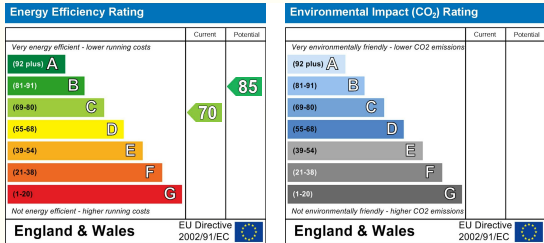
Viewing

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