



8 LAUREL DRIVE, WISTASTON, CREWE, CW2
8RF

AUCTION GUIDE £79,000



STEPHENSON BROWNE

For sale by Modern Method of Auction: Starting Bid Price £79,000 plus reservation fee.

We are delighted to bring to the market this home which stands within a great size corner plot. This property on Laurel Drive presents an excellent opportunity for both families and investors alike, the property has had some structural movement however it offers fabulous potential for any discerning purchaser.

Boasting a fabulous corner plot, the property features great size gardens to the front, side, and rear, providing ample outdoor space for relaxation and recreation. The invaluable off road parking adds to the convenience of this home.

Upon entering, you will find a spacious lounge that offers a great size for family gatherings or quiet evenings in. The kitchen, accompanied by a utility/store area, is functional making it ideal for those who enjoy cooking and entertaining. The property comprises three comfortable bedrooms, perfect for accommodating family members or guests, along with a well appointed bathroom.

This home benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Its convenient and popular location means you will be close to local amenities, schools, and transport links, making daily life a breeze.

This property is available for sale via modern method auction, presenting a unique opportunity for prospective buyers. Whether you are looking to settle down in a welcoming community or seeking a promising investment, this end terrace house on Laurel Drive is certainly worth considering.

Don't miss the chance to make this charming property your own.

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
14'4" x 10'11" (4.381m x 3.340m)

Kitchen
11'10" x 9'3" (3.616m x 2.837m)

Utility/Store
8'10" x 8'4" (2.697m x 2.541m)

Stairs to First Floor





Bedroom One

12'7" x 8'2" (3.849m x 2.494m)

Bedroom Two

10'10" x 8'7" (3.310m x 2.638m)

Bedroom Three

8'2" extending to 11'6" x 7'7" (2.507m extending to 3.529m x 2.315m)

Bathroom

6'0" x 3'4" (1.840m x 1.024m)

Externally

This home sits within a great size corner plot with gardens to the front, side and rear. There is also invaluable off road parking.

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.

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.

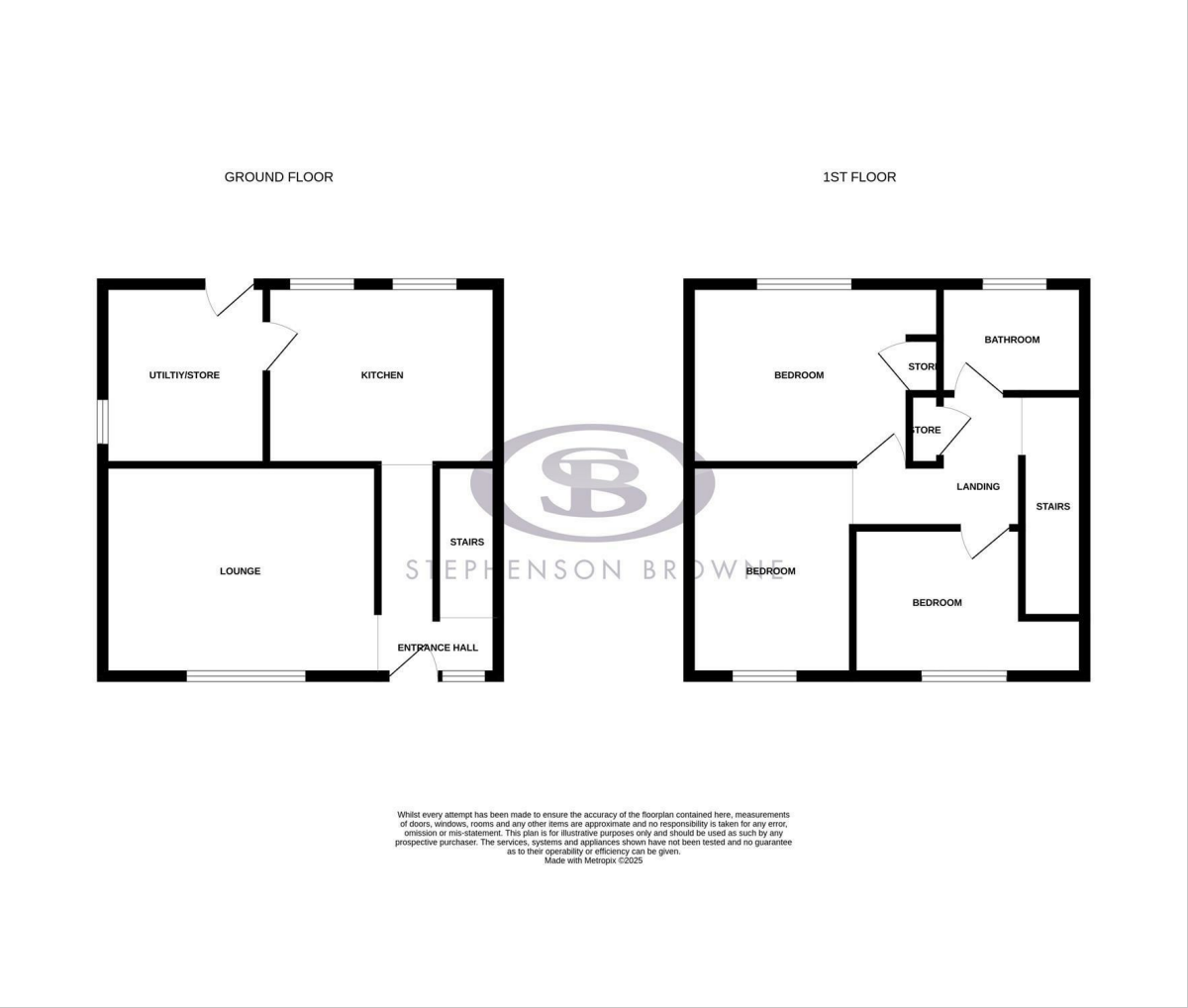
For a FREE valuation, please call or email and we will be delighted to assist.

Council Tax

Band A



Floor Plan

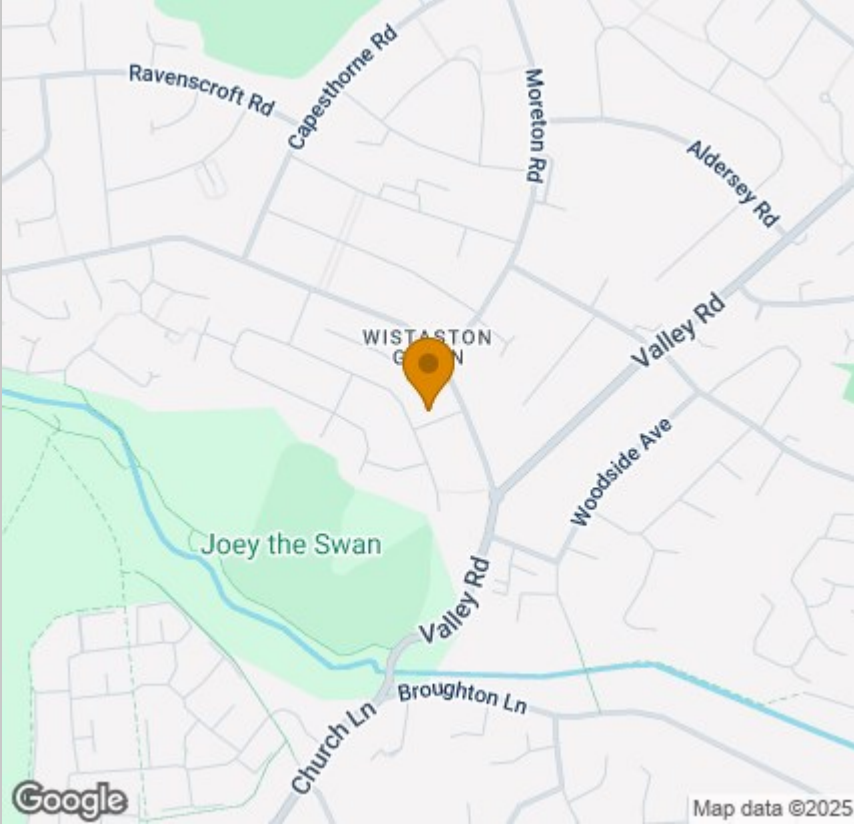


Viewing

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

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

Area Map



Energy Efficiency Certificate

