



147 Lansdowne Road
CW1 5LR
Auction Guide £135,000



STEPHENSON BROWNE

For sale by Modern Method of Auction: Starting Bid Price £135,000 plus reservation fee.

Stephenson Browne are pleased to offer for sale this semi detached home on Lansdowne Road, presenting an excellent opportunity for families seeking a comfortable and convenient home. With three well proportioned bedrooms, this property is ideal for those looking to settle in a welcoming community.

The house boasts two inviting reception rooms, providing ample space for both relaxation and entertaining. Whether you envision cosy family evenings or hosting friends, these versatile areas cater to your lifestyle needs. The property also features a well appointed bathroom, ensuring convenience for all residents.

Parking is made easy with a driveway accommodating one vehicle, along with the added benefit of a single garage. This feature is particularly advantageous for those with multiple vehicles or for those who require extra storage space.

Situated in the heart of Sydney, this family home is just a short drive from the M6 motorway and Crewe Railway Station, making it an excellent choice for commuters. The location offers a perfect blend of suburban tranquillity and accessibility to major transport links, ensuring that you can enjoy the best of both worlds.

This property is chain free, allowing for a smooth and straightforward purchasing process. With its appealing features and prime location, this semi-detached house on Lansdowne Road is a wonderful opportunity for anyone looking to make a new home in Crewe. Don't miss the chance to view this charming property and envision your future here.

Auctioneer's Comments

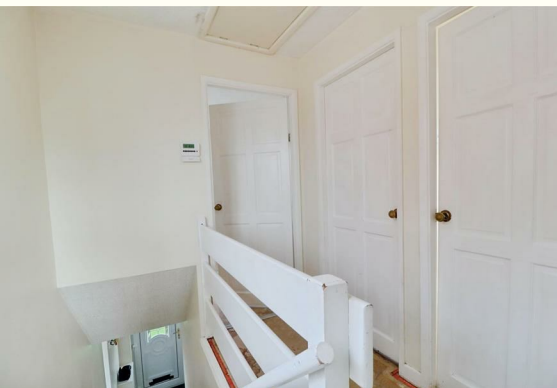
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being 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.





Auctioneers comments FTB

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

Lounge

10'9" x 15'8" (3.3m x 4.8m)

Kitchen

14'1" x 8'2" (4.3m x 2.5m)

Conservatory

5'10" x 8'2" (1.8m x 2.5m)

Stairs To First Floor

Landing

Bedroom One

7'6" x 13'5" (2.3m x 4.1m)

Bedroom Two

7'6" x 10'2" (2.3m x 3.1m)

Bedroom Three

5'10" x 10'2" (1.8m x 3.1m)

Bathroom

5'10" x 5'6" (1.8m x 1.7m)

Externally

Rear garden with lawn. Detached single garage. Driveway parking

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.

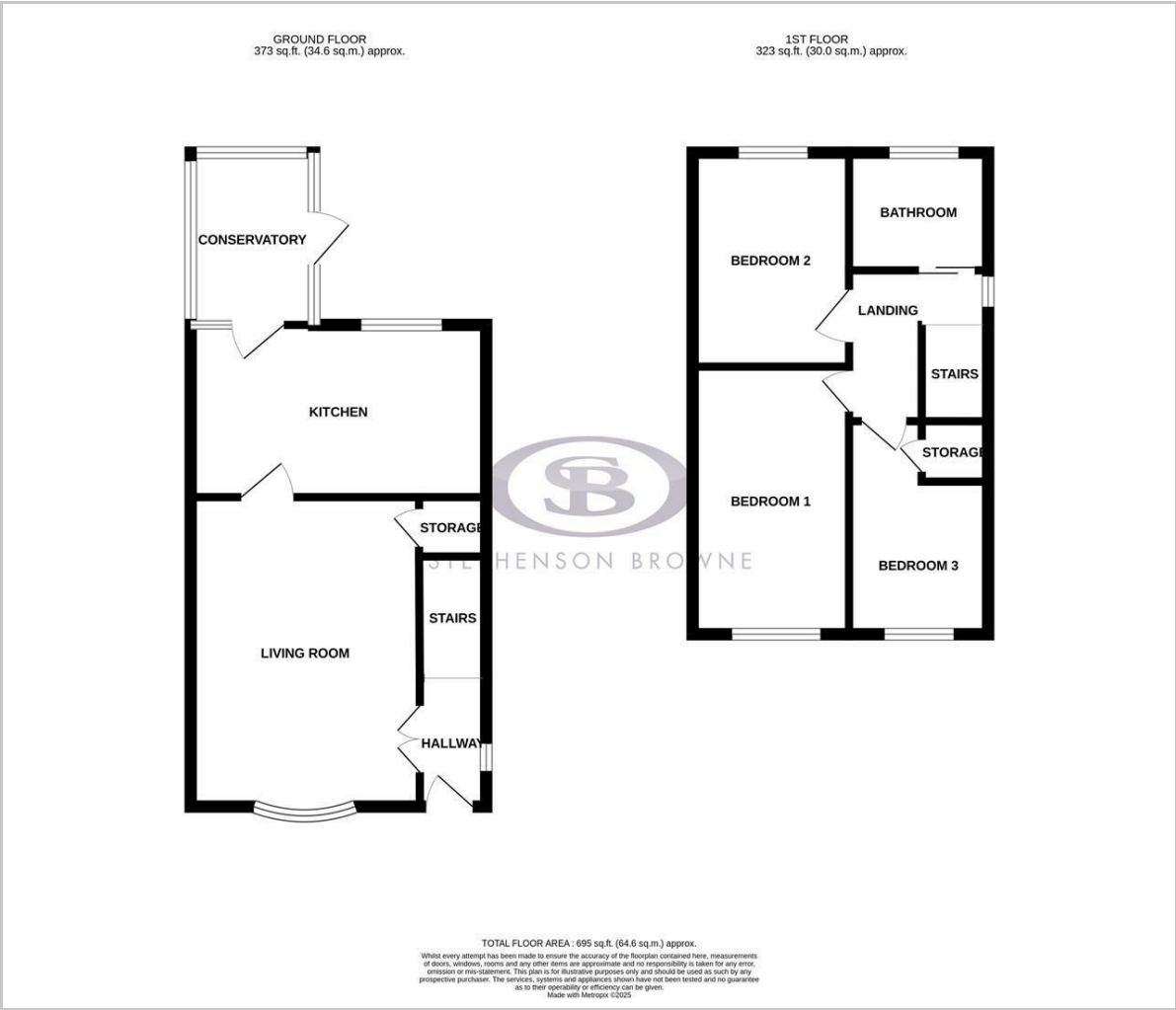
AML Disclosure

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

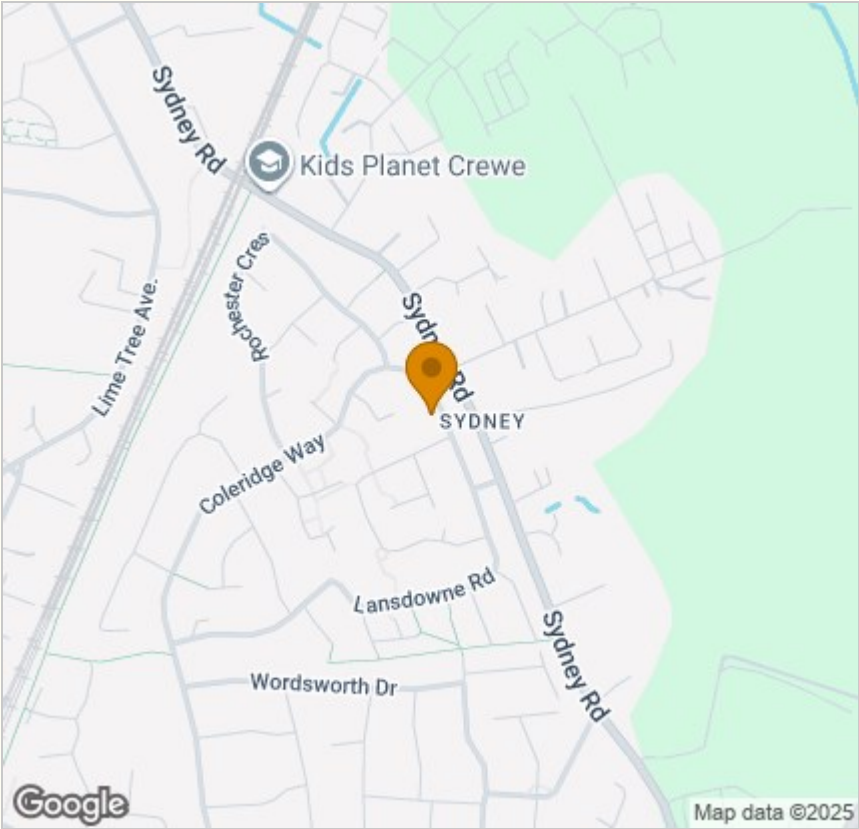
Floor Plan



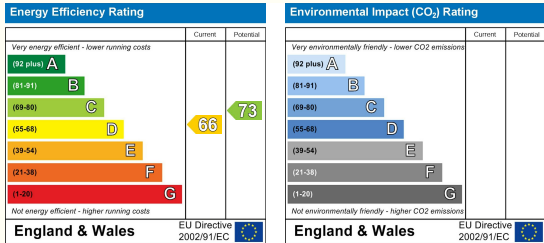
Viewing

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

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