



**15 Surrey Street**

CW1 4AB

**Auction Guide £68,000**



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STEPHENSON BROWNE





# 15 Surrey Street

- For Sale Via Modern Method Auction
- No Onward Chain
- Two Double Bedroom
- Two Receptions
- Freehold
- Central Location
- Mid Terraced Property
- Private Rear Yard
- Investment Opportunity
- Call 01270 252545 To View

For sale by Modern Method of Auction: Starting Bid Price £68,000 plus reservation fee.

Stephenson Browne are pleased to present this charming mid-terraced house which presents an excellent opportunity for investors. With no onward chain, this property is ready for you to make it your own without delay.

The home boasts two reception rooms, providing ample space for relaxation and entertaining and there is a good-sized kitchen. The bathroom completes the ground floor accommodation. Upstairs, you will find two generously proportioned double bedrooms.

Outside, the property features a private rear yard with gated access.

Situated in a central location, this property benefits from easy access to local amenities, transport links, and the vibrant community of Crewe. Being an ideal opportunity to add value this property should appeal to a wide variety of buyers. Secure your viewing today.



## 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







|                              |                              |
|------------------------------|------------------------------|
| <b>Lounge</b>                | 10'9" x 7'1" (3.28 x 2.16)   |
| <b>Dining/Sitting Room</b>   | 11'3" x 10'9" (3.43 x 3.30)  |
| <b>Kitchen</b>               | 15'1" x 5'11" (4.60 x 1.81)  |
| <b>Hall</b>                  |                              |
| <b>Bathroom</b>              | 5'10" x 4'11" (1.79 x 1.51)  |
| <b>Stairs To First Floor</b> |                              |
| <b>Landing</b>               |                              |
| <b>Bedroom One</b>           | 11'4" x 10'9" (3.47 x 3.30 ) |
| <b>Bedroom Two</b>           | 10'9" x 10'6" (3.30 x 3.21 ) |

#### **External**

Private rear yard with gated access.

#### **Council Tax**

Band A

#### **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.

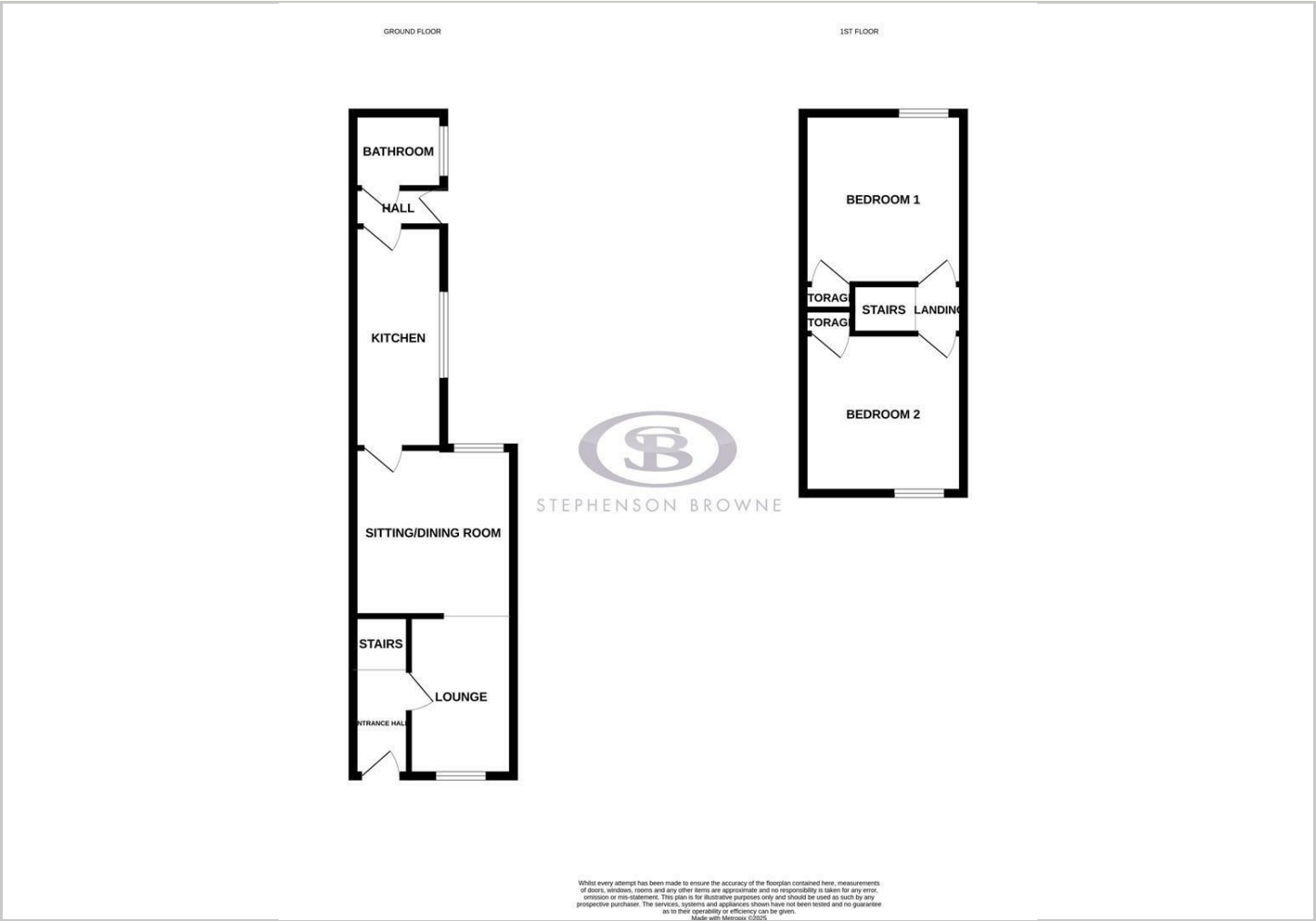
#### **Directions**







Floor Plans

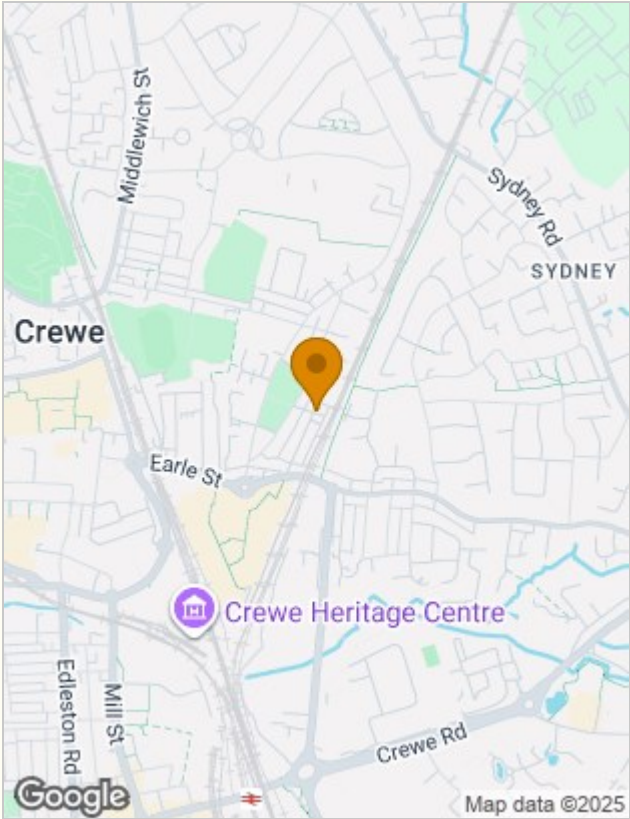


Viewing

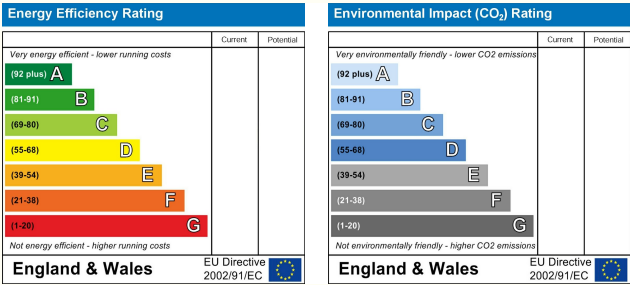
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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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