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12 Bradshaw Lane, Warrington, WA4 2NJ

By Auction £169,950

"TO BE SOLD VIA ONLINE AUCTION" TERRACED HOUSE, TWO DOUBLE BEDROOMS, SOUGHT AFTER LOCATION, REAR COURTYARD AND GARDEN, KITCHEN WITH OVEN AND HOB, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, HUGE POTENTIAL FOR EXTENSION (SUBJECT TO PLANNING CONSENT), * PROPERTY HOLDS THE HEAD LEASE FOR 2 - 14 BRADSHAW LANE ALONG WITH LAND AT SIDE OF ROW*, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer this well maintained mid terraced property which is situated in a sought after location. Briefly comprising: Lounge with feature brick fireplace, kitchen with oven and hob, rear vestibule, bathroom with corner bathroom suite, first floor landing and two double bedrooms. Externally the property has an enclosed rear courtyard area with garden beyond, the property also benefits from having had a new roof installed within the last five years.

LOUNGE



With a Upvc double glazed window to the front elevation, feature wall panelling, inset brick fireplace, wood laminate flooring.

KITCHEN



Fitted with a range of wall and base units incorporating a sink unit with mixer tap, built in stainless steel electric oven and gas hob with extractor above, integrated fridge freezer, plumbed for a washing machine, part tiled walls, ceramic tiled floor, stairs leading to the first floor accommodation.

REAR VESTIBULE

With a Upvc double glazed exterior door leading to the rear garden, storage cupboard with boiler, ceramic tiled floor.

BATHROOM/W.C



Fitted with a three piece suite comprising: Corner bath with shower over and glass screen, pedestal wash hand basin and low level w.c, tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING

With loft access.

MASTER BEDROOM



With a Upvc double glazed window to the front elevation, picture rail.

BEDROOM TWO



With a Upvc double glazed window to the rear elevation, wood laminate flooring.

OUTSIDE



Externally the property has a good sized rear garden with gate access.

AUCTIONEERS COMMENTS

AUCTIONEER 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 (subject to lending criteria, affordability and survey).

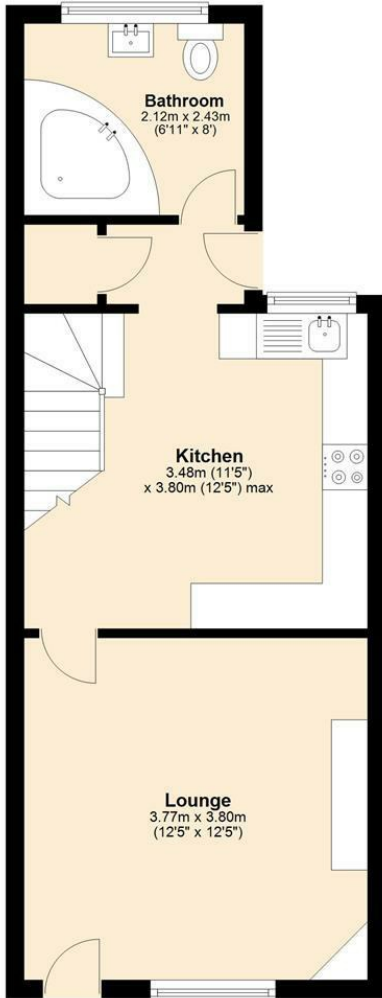
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5%

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.

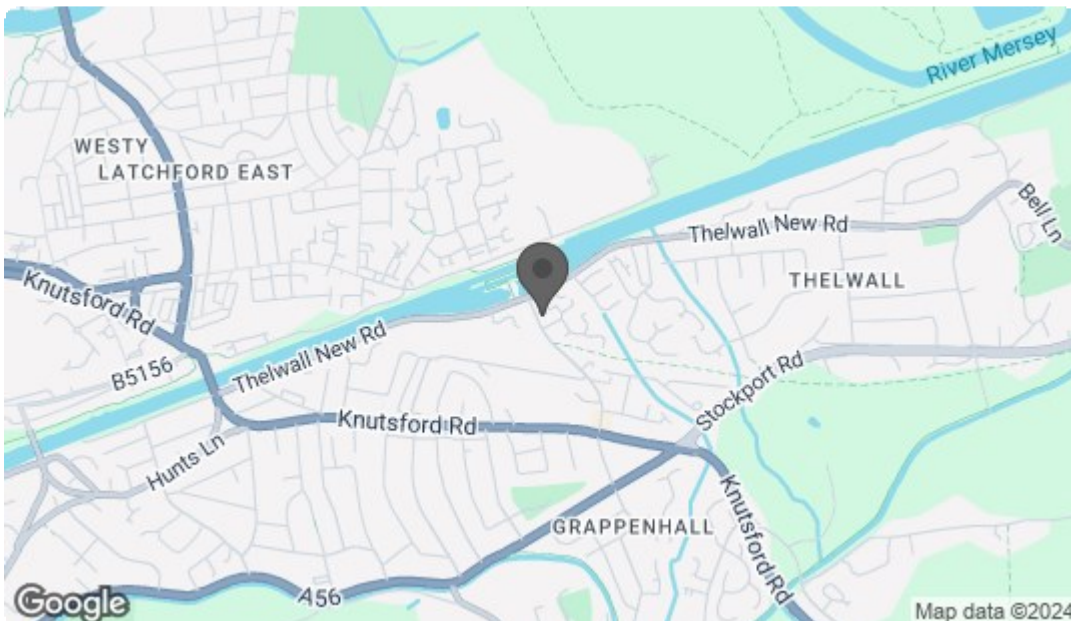
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 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.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	