



## Fairview Clay Lane

CW1 5SE

**Auction Guide £280,000**



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STEPHENSON BROWNE

**\*\*FOR SALE BY MODERN METHOD OF AUCTION\*\*** A three bedroom, semi detached home on a great size plot boasting bags of potential in a fantastic area.

### Agents Remarks

Bursting with potential is this three bedroom, semi-detached property offered for sale by the modern method of auction.

Briefly comprising; entrance hall, lounge, kitchen, conservatory, shower room, three bedrooms with the master benefitting from it's own WC. Externally is what sets this property apart from others, with its ample off road parking, a fantastic size rear garden which has had previous planning permissions granted, and fantastic open aspect views.

Located in the sought-after area of Haslington, this house offers convenient access to all the amenities and popular schools, while still providing a peaceful retreat from the hustle and bustle of urban life.

### Location

Haslington Village has a range of day to day shops including; bakers, newsagents, hairdressers, pubs, well reputed local schools. There is a good local community spirit which involves groups and clubs for residents. Nearby Sandbach Town Centre has a range of further amenities including delis, restaurants, boutiques, coffee shops, Waitrose, fashion shops etc. On Thursdays a thriving traditional Elizabethan street market is held. Good road links lead to the M6 Motorway for commuters and nearby Towns. Crewe Railway Station provides excellent links for rail commuters. Local schools are held in high repute, many families move into the area with this in mind.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter.

### ACCOMMODATION

#### Entrance Hall

UPVC doubled glazed front door, stairs leading to the first floor ceiling light point, smoke alarm.

#### Lounge

13'8" x 16'0" (4.169m x 4.892)

Wooden box bay window to the front elevation, electric fire with a marble surround and half, tv point, ceiling light point, serving hatch.

#### Kitchen

12'0" x 8'10" (3.672m x 2.700m)

A good range of white fronted wall and base units with contrasting work-surface over, inset stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, integrated double oven, four ring electric hob with extractor fan over, tiled surround, wooden window to the rear elevation, vinyl flooring. Open archway into under-stairs pantry with window to the side elevation.

#### Conservatory

7'1" x 12'1" (2.173m x 3.695m)

Part brick/part window around, two ceiling light points, electric wall mounted heater, wooden, door leading out to the garden.

#### Shower Room

4'3" x 8'6" (1.318m x 2.614m)

Back to wall WC and wash hand basin with mixer tap inset into vanity storage, corner shower enclosure with mixer shower over, chrome ladder style radiator, UPVC double glazed frosted window to the rear elevation, ceiling light point, tiled flooring, tiled walls.

### FIRST FLOOR

#### Landing

UPVC double glazed window to the side elevation, ceiling light point, smoke alarm.





#### **Bedroom One**

12'5" x 10'6" (3.792m x 3.214m)

UPVC double glazed window to the front elevation, ceiling light point, fitted wardrobes with sliding doors.

#### **WC**

6'6" x 3'10" (2.005m x 1.181m)

Low level WC, wash hand basin inset into vanity storage, UPVC double glazed window to the front elevation, tiled floors, tiled walls, ceiling light point.

#### **Bedroom Two**

8'11" x 11'10" (2.731m x 3.616m)

UPVC double glazed window to the rear elevation, ceiling light point, storage cupboard, access to the loft space.

#### **Bedroom Three**

8'7" x 7'7" (2.631m x 2.313m)

UPVC double glazed window to the rear elevation, ceiling light point.

#### **OUTSIDE**

##### **Front**

Laid to lawn area, well stocked flower beds, laid to patio and gravel driveway.

##### **Rear**

Patio area, laid to lawn, gate leading to the front, greenhouse, 3 garden sheds, fence and hedge boundaries.

#### **Auction**

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.

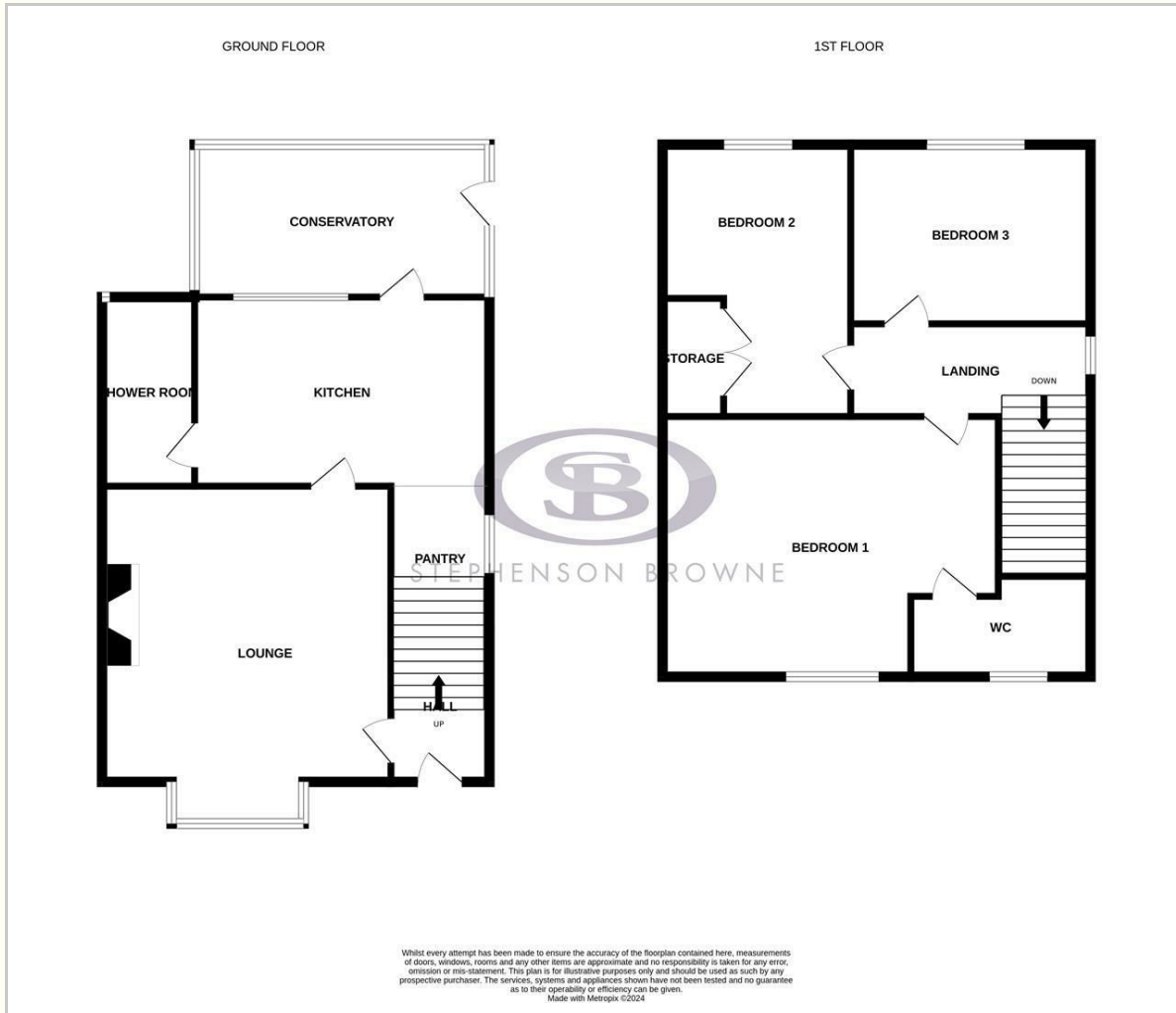
A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to 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. Payment varies but will be no more than £450.00. These services are optional.



## Floor Plan



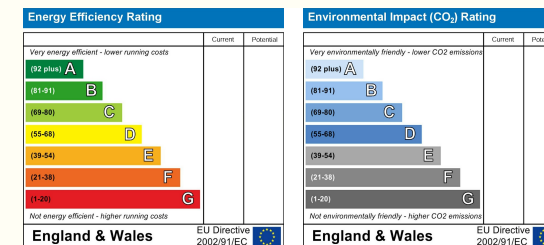
## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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