



5 Wavertree Drive

CW10 0BG

Auction Guide £205,000



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STEPHENSON BROWNE

For Sale by Modern Method of Auction: Starting Bids £205,000. No Onwards Chain - Quick sale possible! A very well proportioned detached true bungalow, occupying a generous plot at the head of a quiet and sought after cul-de-sac in Middlewich.

Briefly comprising, the home is centred with an entrance porch and separate hallway, configured to host an open plan living room diner, rear aspect kitchen fitted with a range of wall and base units, two double bedrooms with fitted furnishings and a modern fitted high spec four piece family bathroom.

Externally, the property is approached via a long gated driveway providing off road parking for multiple vehicles, with the added benefit of a carport and detached single garage. Garden to all sides, made up of artificial lawn and patio paving with fully fenced boundaries.

The property has recently benefitted from a full re-wire, a new gas fire and gas boiler with some new radiators and a fully fitted brand new high specification four piece bathroom suite, together with some new carpeting and replastering.

Sought after residential cul-de-sac location, walking distance to nearby shops, schools and desired amenities.

Reservation Fee and Reserve Price apply.



Modern Method of Auction Information

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period.

Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided, which you must view before bidding. The successful buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/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. These services are optional.

Entrance Porch

6'7" x 4'11"



Hallway

15'2" x 3'6"



Lounge

13'5" x 10'7"

Dining Room

10'7" x 8'6"

Kitchen

10'9" x 8'11"

Bathroom

9'6" x 6'3"

Bedroom One

10'9" x 10'5"

Bedroom Two

10'3" x 10'0"

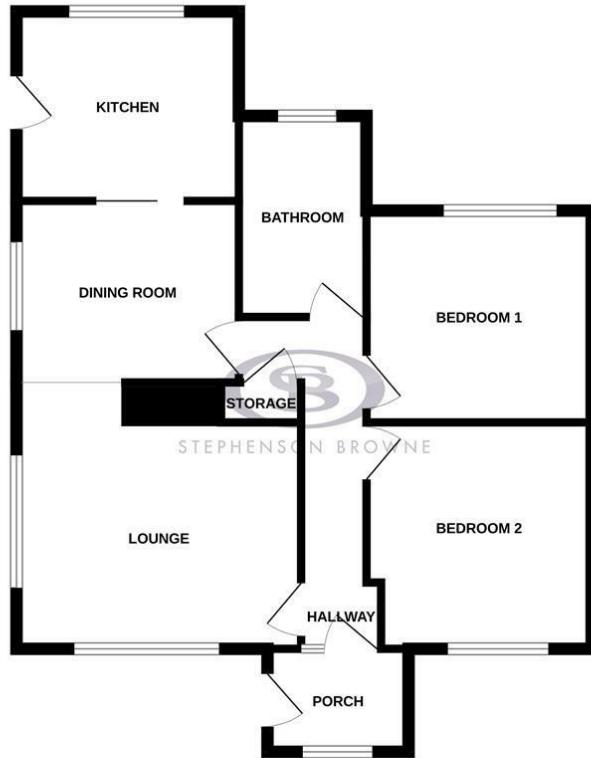


- FOR SALE BY MODERN METHOD OF AUCTION
- Reservation Fee and Reserve Price Apply
- Detached True Bungalow
- Two Double Bedrooms
- Generous Open Plan Lounge Diner
- Substantial Plot
- Modern Four Piece Bathroom
- Ample Driveway Parking and Detached Garage
- Quiet Cu-De-Sac Location
- No Onwards Chain - QUICK SALE POSSIBLE!



Floor Plan

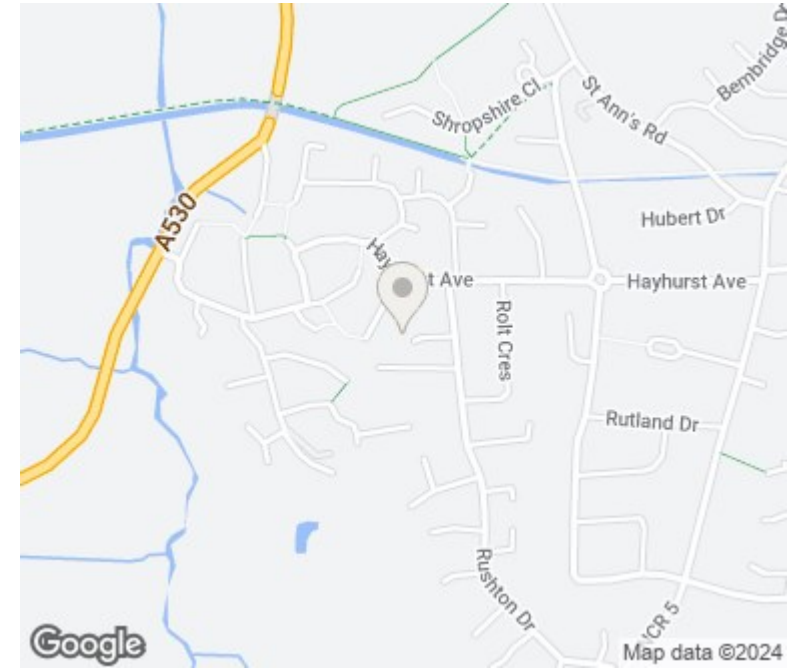
GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		62	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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	

Viewing

Please contact our Sandbach office if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64