



20 Riverside Crescent

CW4 7NR

Auction Guide £250,000



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STEPHENSON BROWNE

For Sale via our Fast Sale Service with No Onward Chain. A link-detached bungalow on Riverside Crescent in Holmes Chapel, presenting an excellent opportunity for those looking for their next home or developers as a project.

The bungalow features a conservatory that invites natural light, creating a bright and airy space to enjoy the surrounding views of the enclosed rear garden. The outdoor area is ideal for gardening enthusiasts or those who simply wish to bask in the tranquillity of their own private retreat.

A notable advantage of this property is the generous driveway, which accommodates multiple vehicles, alongside a garage for additional storage or potential workshop space. The absence of an onward chain ensures a swift and uncomplicated purchase process, making it an attractive proposition for those looking to move quickly.

With ample scope for reconfiguration and improvement. Whether you envision modernising the existing layout or expanding the living space, the potential is limited only by your imagination.



Kitchen

12'10" x 10'2"

Living Room

11'11" x 10'8"

Bedroom One

15'1" x 11'10"

Wet Room

6'3" x 5'10"

Bedroom Two

10'8" x 9'8"

Conservatory

10'8" x 5'9"

Garage

Modern Method of Auction Information

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.

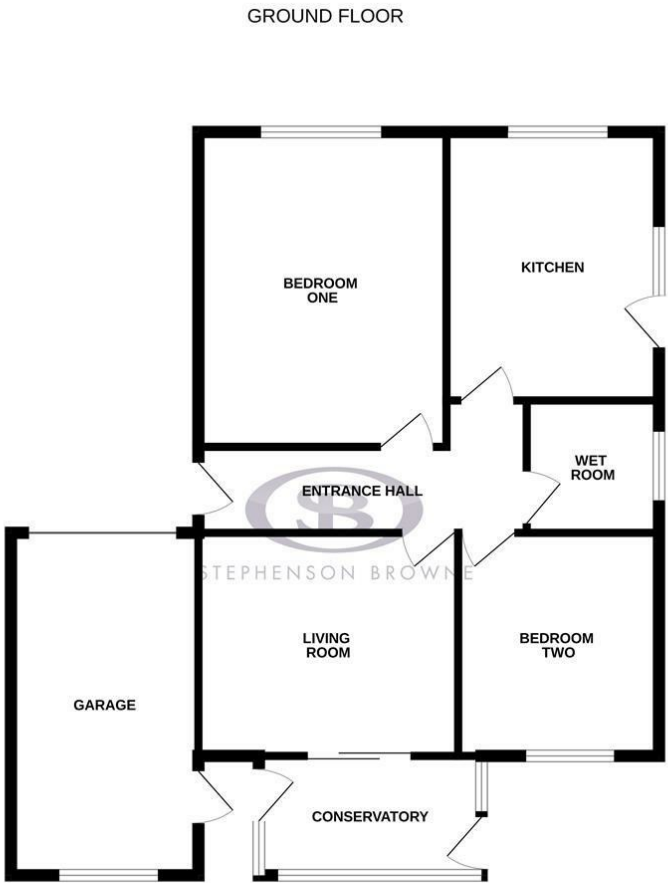
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase 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.



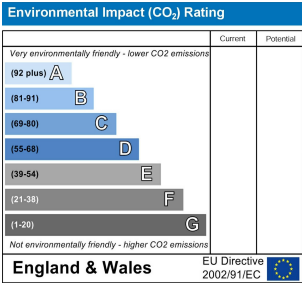
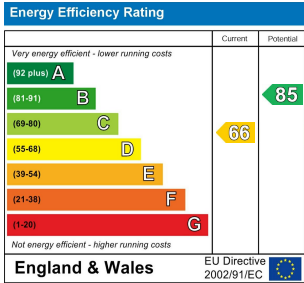
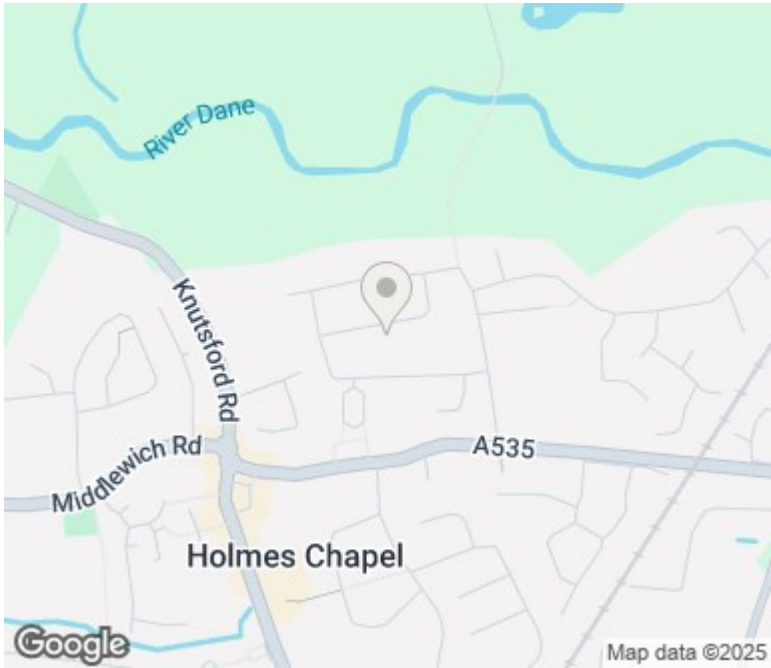
- Fast Sale Service
- No Onward Chain
- Sold with Vacant Possession
- Close to Shops and Amenities
- Development Opportunity
- Nearby Transport Links Including M6
- Scope For Reconfiguration
- Driveway
- Garage
- Conservatory

Floor Plan



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 purchaser. 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



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