



83 HALL O'SHAW STREET, CREWE, CW1 4AD

AUCTION GUIDE £105,000



STEPHENSON BROWNE

For sale by Modern Method of Auction:
Starting Bid Price £105,000 plus reservation
fee.

Stephenson Browne are delighted to offer for
sale this newly renovated two bedroom
terraced property on Hall O'Shaw Street! An
ideal first-time buy or buy-to-let investment
ready to move straight into, could this be
your next purchase?

Hall O'Shaw Street is well positioned, only a
short walk away from the Grand Junction
Retail Park and Crewe Railway Station,
whilst maintaining a peaceful lifestyle
overlooking the Queen Street Recreation
Ground.

The ground floor features two spacious and
versatile reception rooms, both of which
have a variety of uses and mean there is
space for all of the family to wind down. The
kitchen has been recently fitted, benefitting
from an integral oven and electric hob. Off
the kitchen you will find an exceptionally
useful utility room with a downstairs W.C.

The first floor features two double bedrooms,
and corridor providing access to the family
bathroom. The bathroom enjoys a sleek and
modern finish, with a shower over the bath.

The rear garden is accessed via the boot
room off the kitchen, it requires little to no
maintenance.

Don't miss out. Call us today to secure that
all important viewing appointment.



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.



Living Room

11'1" x 10'9"

Dining/Sitting Room

11'5" x 10'5"

Kitchen

5'6" x 13'9"

Utility Room

3'7" x 4'11"

Garden Room

3'11" x 5'10"

Stairs to First Floor

Bedroom One

10'9" x 10'9"

Bedroom Two

8'2" x 10'9"

Hallway

2'7" x 12'1"

Bathroom

5'10" x 7'10"

Externally

Low maintenance rear garden space.
Access to alley gate off Surrey Street
for bins.

Council Tax

Band A.

Tenure

We understand from the vendor that
the property is freehold. We would
however recommend that your
solicitor check the tenure prior to
exchange of contracts.



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.

Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.



Floor Plan



Area Map



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		58	
(21-38) F			
(1-20) G			74
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 Congleton Office on 01260 545600 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 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 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

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