

STEPHENSON BROWNE

Heath View, Haslington

CW1 5SS

3 | 2 | 2 | D

Auction Guide £190,000

DESCRIPTION

For sale by Modern Method of Auction: Starting Bid Price £190,000 plus reservation fee.

Heath View in Haslington is tucked away just off Crewe Road in the ever-popular village of Haslington, An attractive period property offering an excellent opportunity for first-time buyers and those looking to step onto the property ladder.

The property is conveniently positioned within walking distance of local village amenities and benefits from off-road parking, attractive field views and an enclosed rear yard. Internally, the accommodation further benefits from an ensuite shower room and a separate family bathroom.

Offered for sale with no onward chain, the property is being marketed via Iamsold's Modern Method of Auction as part of our fast sale service, providing an alternative route to purchasing.

An excellent opportunity to acquire a period home in a popular village location.

























ROOM DESCRIPTIONS

Modern Method of Auction
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 buyer will pay £349 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.

Porch
6'2" x 3'2"

Living Room
12'11" x 12'7"

Dining Room
13'1" x 12'1"

Kitchen
14'10" x 5'10"

Bedroom One
13'1" x 12'8"

Ensuite
6'8" x 3'2"

Bedroom Two
10'4" x 7'1"

Bedroom Three
10'5" x 8'1"

Bathroom













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.

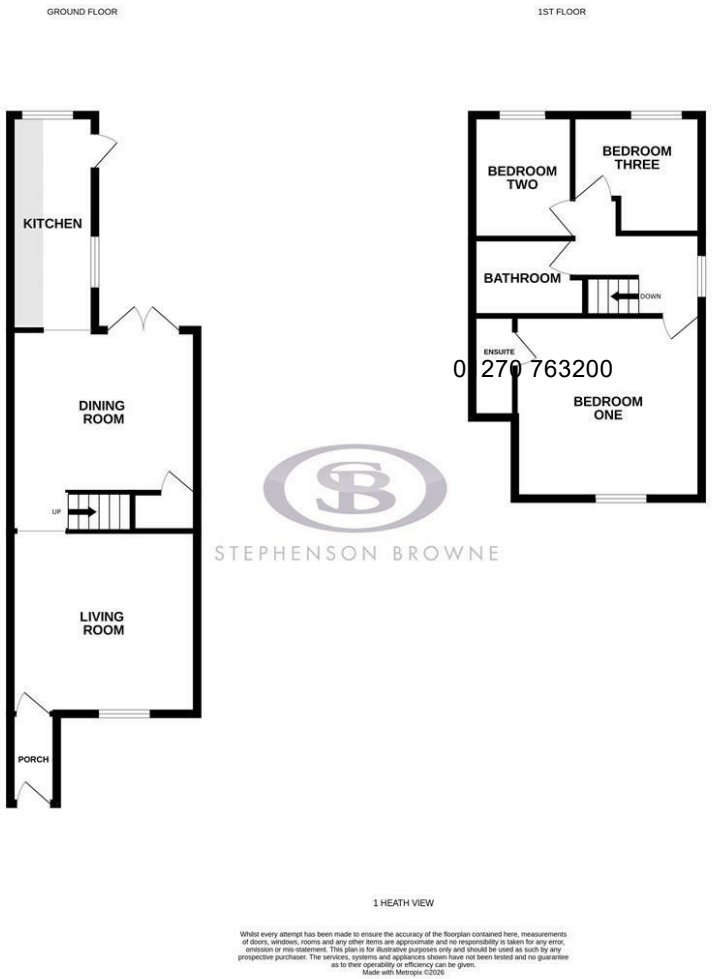
Why Choose Stephenson Browne?
At Stephenson Browne, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents 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.





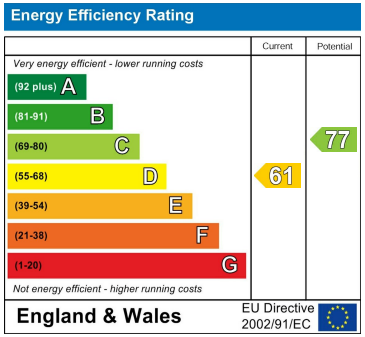
Floorplans

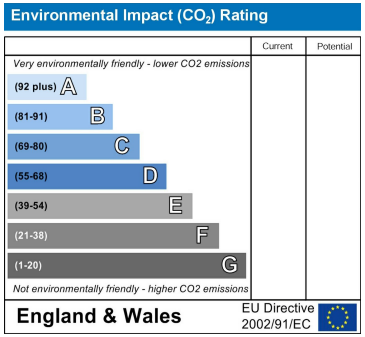


Area Map



EPC Rating





Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64