

18 Winfrith Road, Fearnhead

Miller Metcalfe
Every step of the way

18 Winfrith Road

Fearnhead, Warrington

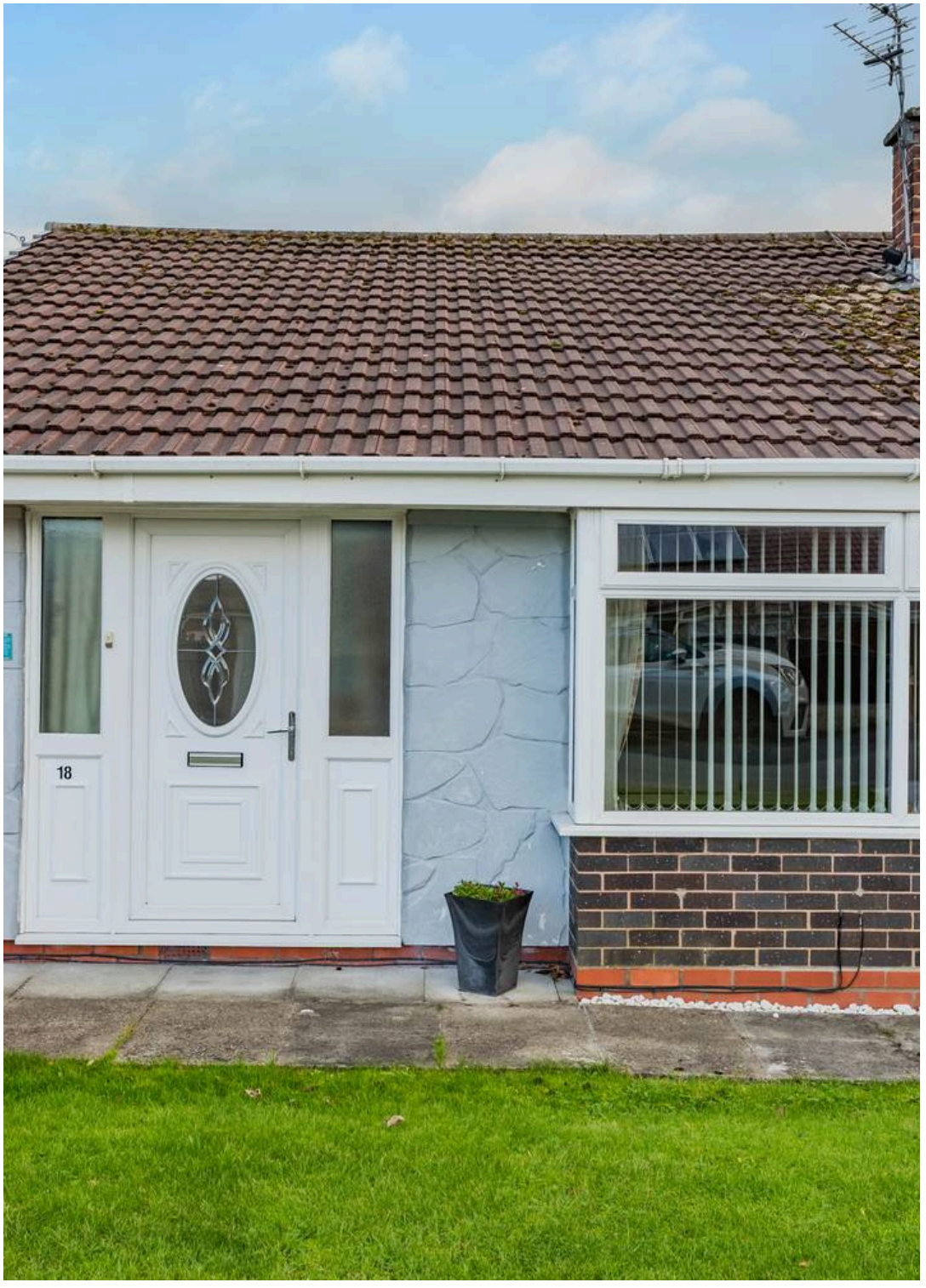
• For Sale by Modern Auction • Subject to Reserve Price & Reservation Fee.

Ideally situated on Winfrith Road in the popular area of Fearnhead, this two-bedroom semi-detached bungalow is conveniently positioned close to a range of local amenities and transport links. We are delighted to bring this property to the market, offering an excellent opportunity for buyers looking to put their own stamp on a home.

The accommodation briefly comprises a welcoming entrance hallway leading through to a spacious lounge featuring a gas fire. The fitted kitchen offers a range of wall and base units, an electric oven and grill, together with space for a washing machine and fridge freezer. There are two well-proportioned bedrooms, including a generous master bedroom with fitted wardrobes. The second bedroom offers versatility and could alternatively be utilised as a dining room, depending on individual needs. The accommodation is completed by a fitted bathroom comprising a walk-in shower, wash hand basin and WC.

Externally, the property benefits from a driveway providing valuable off-road parking. To the rear is a private, enclosed garden which has been fully paved, offering a low-maintenance outdoor space.

Offering plenty of potential and ready for its next chapter, this bungalow presents a fantastic opportunity for purchasers looking to create a home tailored to their own tastes and requirements. Early internal viewing is highly recommended, please contact our office to arrange your appointment.



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Auctioneer Comments

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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

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 £960 inc. VAT. These services are optional.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

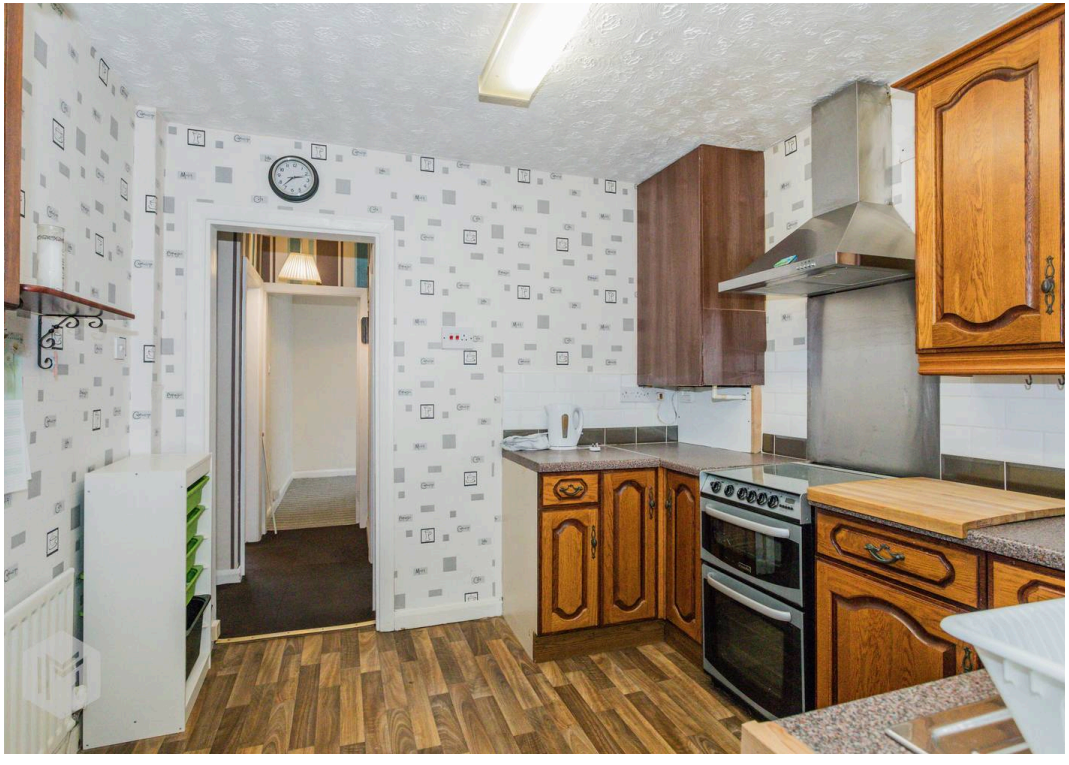
EPC Environmental Impact Rating: D












WELCOME
GOOD BYE

















Miller Metcalfe - Culcheth

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