



48 & 48a Derrington Avenue

CW2 7JB

Auction Guide £100,000



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STEPHENSON BROWNE



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48 & 48a Derrington Avenue

- For Sale Via Modern Method of Auction
- Great Investment Opportunity
- Freehold
- No Onward Chain
- Must View!
- Two Self Contained One Bedroom Apartments
- Council Tax A
- Integrated Appliances
- Close To Public Amenities
- Call Now For More Information

For sale by Modern Method of Auction: Starting Bid Price £115,000 plus reservation fee.

This well presented property comprises two self-contained apartments, arranged over the ground and first floors, and is conveniently located on Derrington Avenue. Each apartment offers a comfortable and practical layout, making the property ideal for investment or multi-occupancy use.

Both the ground floor and first floor apartments feature a bedroom, a spacious lounge, a fitted kitchen, and a bathroom, providing well-balanced accommodation throughout. The layouts are designed to maximise space and natural light, offering comfortable living environments for occupants.

Situated in a popular area of Crewe, the property benefits from easy access to local amenities, transport links, and the town centre, making it an attractive option for tenants or owner-occupiers alike.



Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with Iamsold and provide proof of how the purchase would be funded.

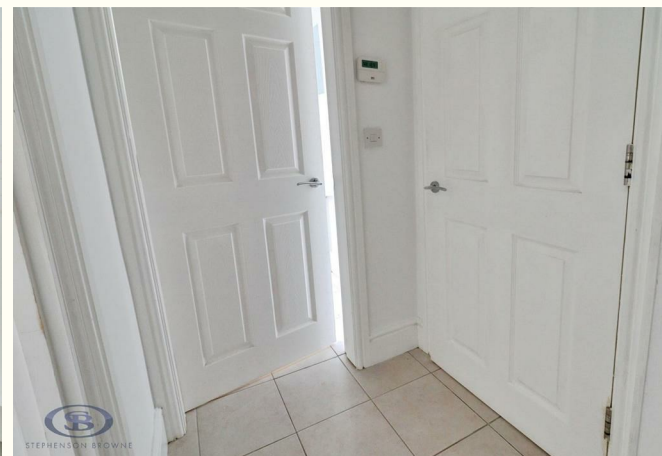
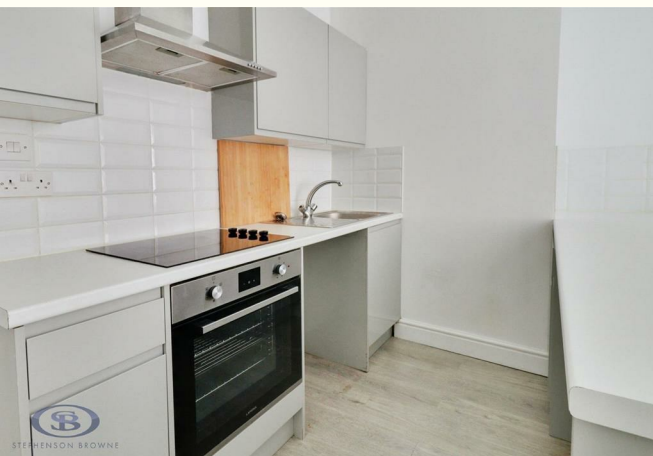
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by Iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Ground Floor Apartment

Kitchen	10'5" x 7'10" (3.2m x 2.4m)
Lounge	10'2" x 11'1" (3.1m x 3.4m)
Hall	
Bathroom	7'2" x 6'6", 6'6" (2.2m x 2,2m)
Bedroom	7'10" x 15'1" (2.4m x 4.6m)

Stairs To First Floor Apartment





Landing

Lounge 13'9" x 11'9" (4.2m x 3.6m)

Bedroom 8'10" x 12'5" (2.7m x 3.8m)

Kitchen 4'7" x 5'6" (1.4m x 1.7m)

Bathroom 7'10" x 9'2" (2.4m x 2.8m)

Externally

This property contains a rear yard only accessible via the ground floor apartment.

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.

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.

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.

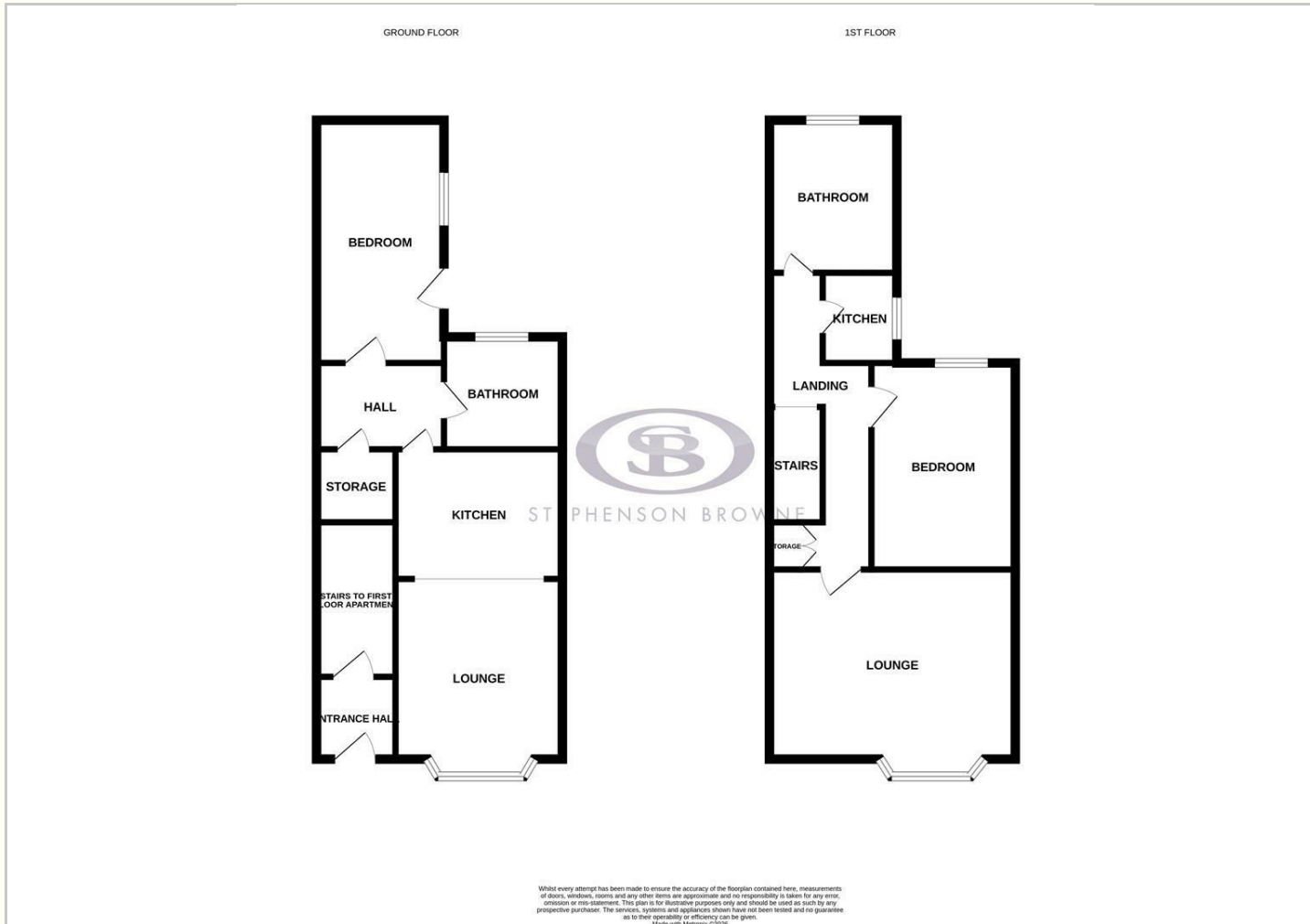
Directions



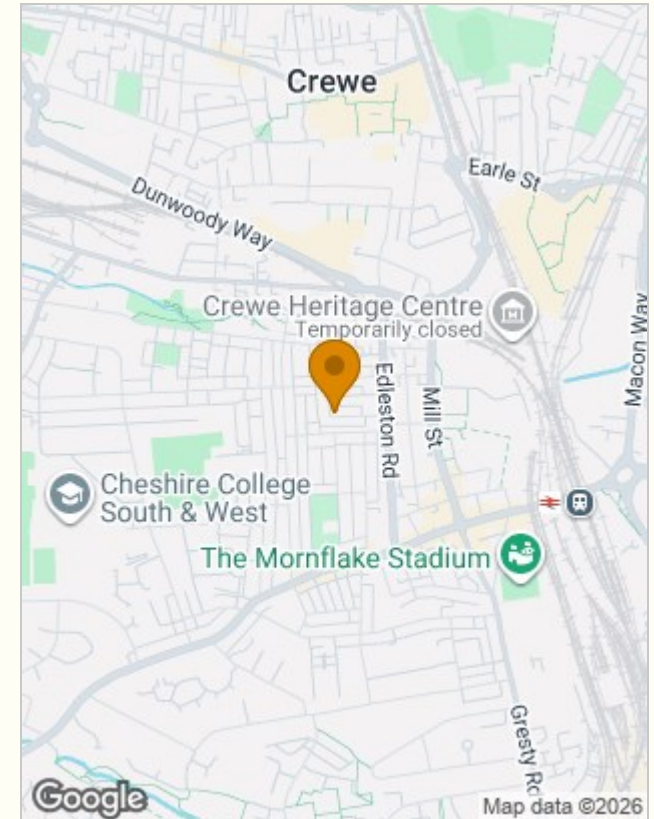


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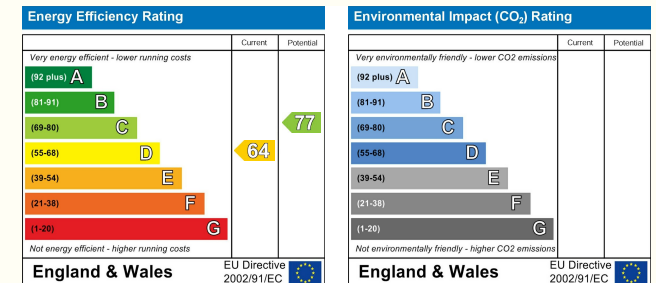
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Crewe Office on 01270 252545 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 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

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