



## 8A Brook Close

CW1 6HR

**Auction Guide £165,000**



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STEPHENSON BROWNE

For sale by Modern Method of Auction: Starting Bid Price £165,000 plus reservation fee.

Stephenson Browne are thrilled to offer for sale this CHAIN FREE modern and conveniently located detached home on Brook Close! Tucked away in an exceptionally quiet location, close to amenities, could this be your next home?

What a cracker of a house we have here, a well proportioned three bedroom detached property only a short drive from the Grand Junction Retail Park and Crewe Railway Station, whilst maintaining a quiet lifestyle away from all of the hustle and bustle.

The ground floor is comprised of a large living space, with room for all of the family to wind down and get cosy. The kitchen is modern and features an integral oven with gas hob. The home is also serviced by a handy downstairs W.C.

To the first floor, there are three bedrooms, all of which are well proportioned meaning this is a home that can be enjoyed for many years.

One of the highlights of this home is its rear garden, a space with huge potential to create an outdoor oasis for all of the family to enjoy. At the front of the property, there is ample driveway parking in addition to a detached single garage.

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.

### **Entrance Hall**

#### **Kitchen**

10'1" x 7'8"

#### **Lounge**

16'6" x 10'9"

#### **W.C.**

2'7" x 4'5"

### **Stairs To First Floor**

#### **Landing**

#### **Bedroom One**

10'5" x 10'9"

#### **Bedroom Two**

10'4" x 8'1"

#### **Bedroom Three**

5'10" x 8'9"

#### **Bathroom**

5'9" x 4'11"



### **Externally**

Private rear garden space with lots of potential to create the perfect garden space for you and your family. To the front of the property there is driveway parking able to comfortably accommodate two vehicles, in addition to a detached single garage.

### **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.

### **Council Tax**

Band C

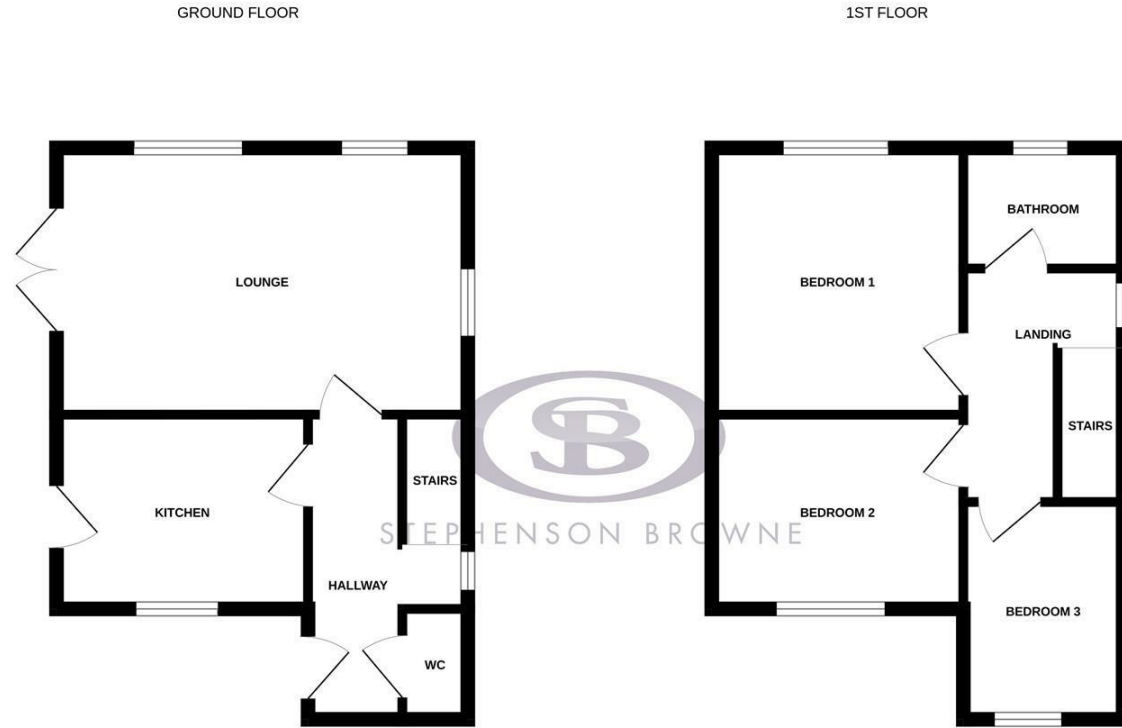
### **Why choose us?**

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.

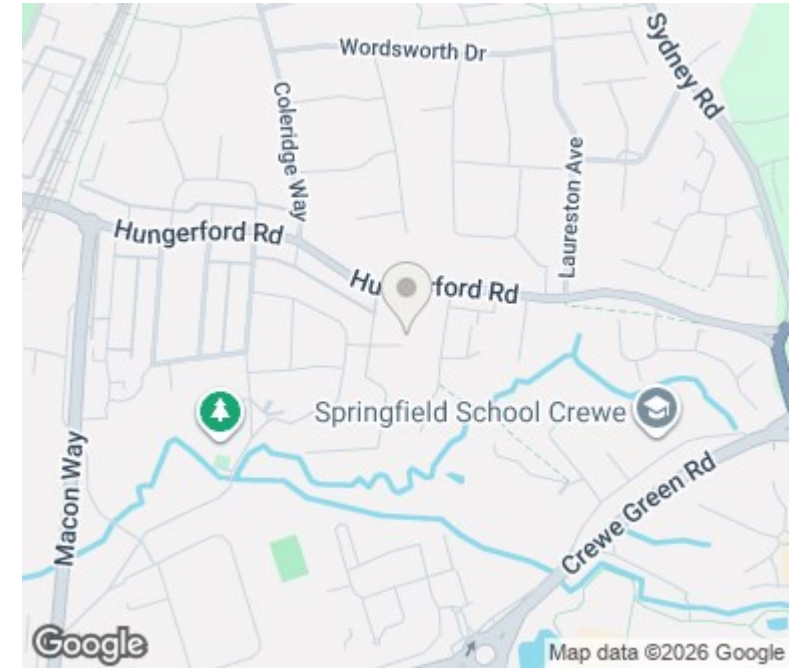


# Floor Plan



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



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Alsager Office on 01270 883130 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 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

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