



STEPHENSON BROWNE

**Crewe Road, Winterley,
Sandbach**
CW11 4RF



Auction Guide £399,999

DESCRIPTION

Offered for sale with no onward chain and available via the Modern Method of Auction (Iamsold), this property is perfectly suited to those looking for a fast and straightforward purchase.

Situated in the popular village of Winterley, this substantial five-bedroom detached family home presents a rare opportunity for buyers seeking a property they can truly make their own. Requiring modernisation throughout, the home offers an abundance of space and potential, making it ideal for growing families or those looking for a rewarding renovation project.

The accommodation is both spacious and versatile, comprising five double bedrooms, four of which benefit from en-suite shower rooms, and a convenient ground floor WC. The generous ground floor layout includes four reception rooms and a conservatory, providing excellent flexibility for modern family living, entertaining, home working, or creating dedicated play and hobby spaces.

A particularly notable feature of the property is the impressive 30' x 24' detached workshop located at the rear of the plot. Complete with its own WC and accessed via a driveway running alongside the property, this substantial building



offers a wide range of potential future uses, including a workshop, home business premises, storage facility, gym, studio, or potential redevelopment opportunity, subject to any necessary consents.

Externally, the property occupies a substantial plot with driveway parking and side access leading directly to the workshop. To the rear, the extensive yard area offers enormous scope for transformation. With imagination and landscaping, it could be converted into a beautiful family garden, creating a superb outdoor space to complement the generous internal accommodation.



ROOM DESCRIPTIONS

Modern Method of Auction

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 Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to 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

11'11" x 7'5"

Snug

14'4" x 9'3"

Living Room

13'1" x 13'1"

Dining Room

13'8" x 13'1"

Kitchen

17'7" x 17'2"

Conservatory

17'8" x 10'2"



Study

8'10" x 5'10"

Workshop

30'4" x 24'1"

With WC.

Bedroom One

12'6" x 12'6"

Bedroom Two

13'8" x 9'7"

Bedroom Three

14'2" x 10'3"

Bedroom Four

14'4" x 9'5"

Bedroom Five

10'2" x 9'5"

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 SB Sandbach To Sell Your Property?

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.









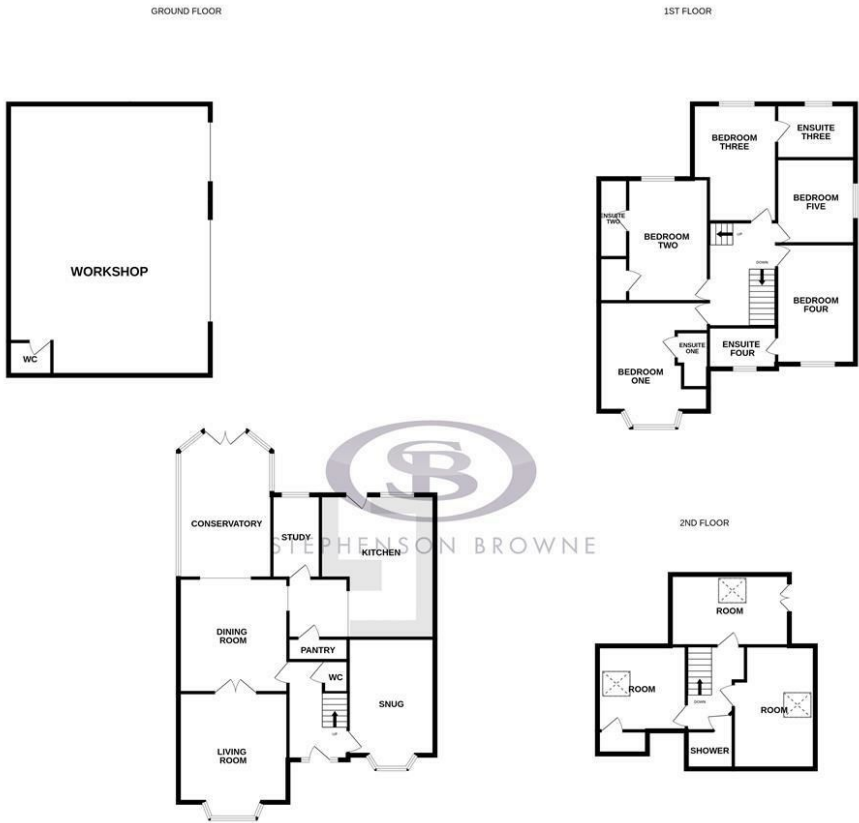


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Viewing

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

Floorplans

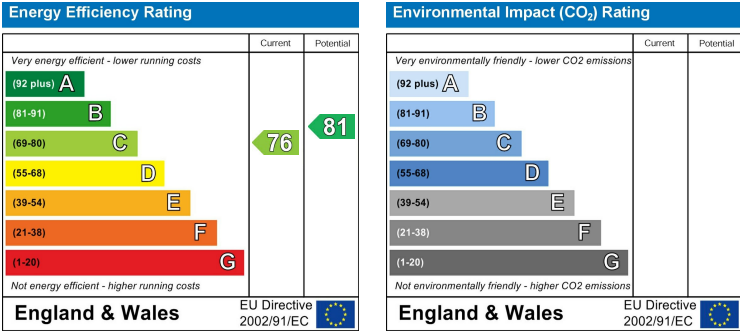


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



EPC Rating



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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