

Timothy a brown



98 Boundary Lane,
Congleton, Cheshire CW12 3JF

Auction Guide Price £160,000



FOR SALE VIA ONLINE AUCTION

3 3 BED SEMI DETACHED HOUSE IN CONGLETON FOR SALE
BY AUCTION 16TH - 17TH NOVEMBER

**FOR SALE VIA ONLINE AUCTION ON MONDAY 16th
November AT 1PM UNTIL TUESDAY 17th November
11AM.**

NO NEED TO BOOK, PLEASE ATTEND:

OPEN HOUSE EVENT 22nd October 10.00AM - 10.30AM
OPEN HOUSE EVENT 6th November 12.30PM - 1.00PM

For sale by auction, this three bedroom semi-detached property on Boundary Lane, Congleton presents an exciting opportunity for buyers looking for a project with scope for improvement and potential to add value.

Externally, the property benefits from Driveway Parking, front and rear gardens.

With plenty of scope for modernisation and improvement, this property is ideally suited to investors, developers or owner-occupiers looking for a home they can personalise and enhance.

Property Comprises Entrance Hallway, good size lounge, Kitchen leading to the rear yard with storage sheds and W/C. To the first floor landing, two double bedrooms, single bedroom and shower room.

An excellent auction opportunity with clear potential to add value. Early viewing is highly recommended

PLEASE NOTE No appliances have been tested by Auction House. Any measurements are approximate. We recommend any would be bidders conduct their own due diligence in good time prior to the auction taking place.

IMPORTANT INFORMATION Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then

have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction.

Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.

Tenure: Freehold

Important Notice to Prospective Buyers

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

Buyers Premium

Buyers Premium Charge is a non-refundable £1800 inc VAT payable upon exchange

Administration Charge

Administration Charge is a non-refundable £1800 inc VAT payable upon exchange

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 3JF

Disclaimer

Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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