



Woodhouse Lane,

£350,000



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Woodhouse Lane, Sale, Cheshire

£350,000

WANT TO GET YOUR HANDS DIRTY! View this superb THREE DOUBLE bedroom detached property ready to be refurbished into a beautiful family home. Located in a popular area of Sale this detached home is available for a quick move and IN NO CHAIN. The property features to the ground floor, entrance hallway, storage room, bay fronted living room, dining room and kitchen. The first floor provides three double bedrooms a bathroom and a separate W/C. Externally the property features a front garden and driveway leading to a detached garage. A lawned garden is located to the rear and allows space for further expansion subject to planning permission if required. Awaiting EPC. This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% to a minimum of £5,000.00 + VAT (£1,000.00) = (£6,000.00) which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by North West Property Auction powered by I AM-SOLD Ltd. Reservation Fee is in addition to the final negotiated selling price.

GROUND FLOOR

ENTRANCE PORCH

Door to entrance porch.

ENTRANCE HALL

Door to entrance hallway, window to the front, large storage room, radiator, stairs to the first floor.

STORE ROOM

Store room.

LIVING ROOM

4.60m x 3.61m (15'1" x 11'10")

A bay fronted living room with a double glazed UPVC window to the front elevation and radiator.

DINING ROOM

4.60m x 3.63m (15'1" x 11'11")

The dining room features a double glazed UPVC window to the front elevation and radiator.

KITCHEN

3.30m x 3.05m (10'10" x 10'0")

The kitchen is fitted with base and wall units with a work surface over, sink, door leading to a pantry and a door providing access to the rear garden, double glazed UPVC window to the rear and side elevation.

STAIRS TO:-

Double glazed UPVC window to the side elevation.

FIRST FLOOR LANDING

Double glazed window to the front elevation.

MASTER BEDROOM

4.60m x 3.66m (15'1" x 12'0")

A great size double bedroom with a double glazed UPVC window to the front elevation and radiator.

BEDROOM TWO

3.96m x 3.66m (13'0" x 12'0")

Second double bedroom features a double glazed UPVC window to the rear elevation and radiator.

BEDROOM THREE

3.07m x 3.05m (10'1" x 10'0")

Another great size double bedroom with a double glazed UPVC window to the side elevation, radiator and fitted wardrobes.

BATHROOM

The bathroom is fitted with a paneled bath and wash hand basin, radiator and a double glazed frosted window to the side elevation.

W/C

Low level W/C, double glazed frosted window to the side elevation.

EXTERNAL

The property sits on a good size plot with potential to extend. To the front a driveway provides off road parking leading to a detached garage. An enclosed lawned garden is located to the rear.

GARAGE

Up and over door.

DIRECTIONS

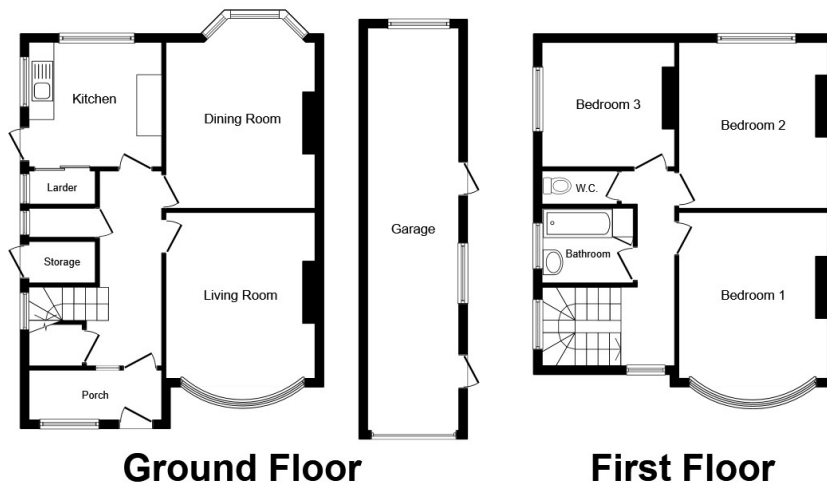
From the Sale office proceed onto Washway Road in the direction of Altrincham, turn right into Woodhouse Lane

where the property will be identified on your right hand side.

FLOOR PLAN



For full EPC please contact the branch



Total floor area 139.0 sq. m. (1,496 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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