

Longridge, Knutsford

Knutsford

Guide Price £220,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY







Longridge

Knutsford

Council Tax band: C

Tenure: Freehold

Services (NOT TESTED): All main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire East

EPC Energy Efficiency Rating: C

Total Floor Area: 1528 sqft approx

Viewings: Viewings strictly by appointment through the agents

- Available Via Modern Method Of Auction
- NO CHAIN
- Ideal for Families, First-Time Buyers & Investors
- Spacious 6-bed, 2-bath Terrace home.
- Corner plot with westerly garden
- Bright lounge with French doors to the garden









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No Chain, Ideal for first time buyers, families, and investors. A larger than average, well-appointed and particularly versatile 6 bedroom, 2 bathroom terrace home with well-tended garden.

Nestled within a corner plot and offering so much more than meets the eye, this generously proportioned home needs to be seen to be fully appreciated. Accommodation briefly comprises: entrance porch, welcoming hallway with downstairs shower-room, bright and spacious living room with French doors to the rear garden, versatile dining/family room, and a fitted dining kitchen completes the ground floor.

On the first floor, there are 6 well-presented bedrooms, perfect for a family or alternatively buyers that require work from home space. A well-appointed 3-piece bathroom with additional walk-in shower completes the accommodation.

Externally, a westerly facing garden which has a flagged patio area, with gardens in the main laid to lawn.



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Agent Note:

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.



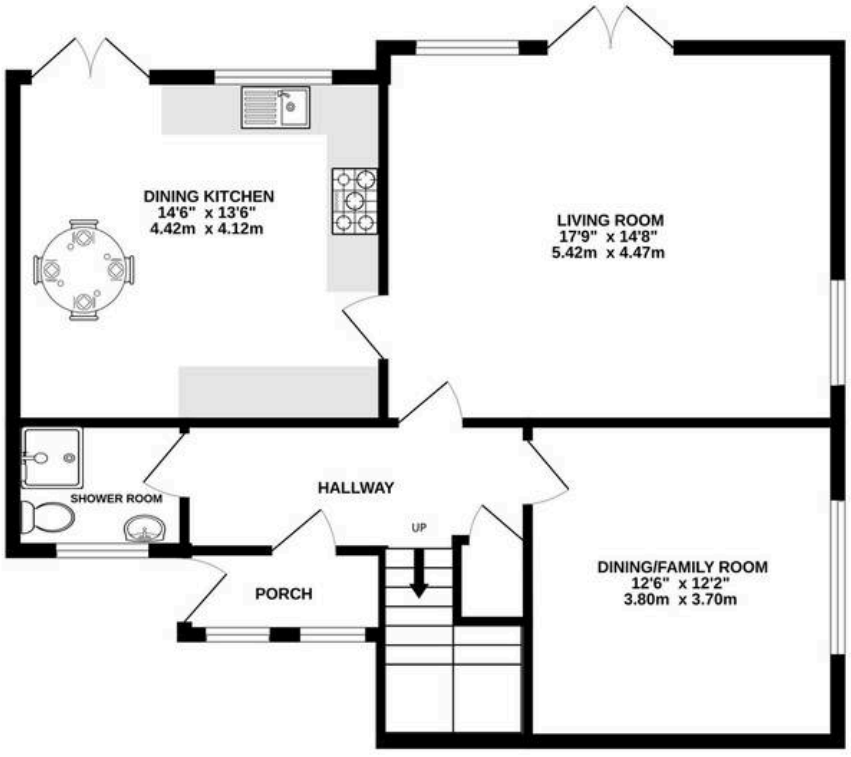




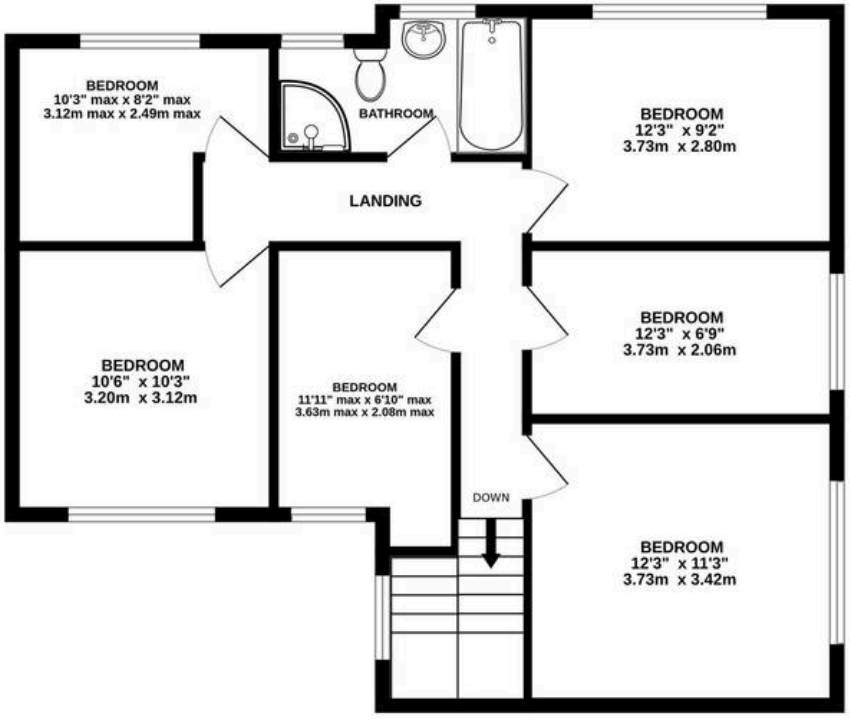




GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (142.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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