



STEPHENSON BROWNE

Crewe Road, Wistaston, Crewe

CW2 6QP



Auction Guide £207,000

Description

For sale by Modern Method of Auction:
Starting Bid Price £207,000 plus
reservation fee.

Stephenson Browne are pleased to present to the market, via the Modern Method of Auction, this unique two-bedroom detached bungalow, offering a rare opportunity for purchasers seeking a property with character, potential, and versatile accommodation. This exciting prospect is ideally suited to investors, developers, or those looking to create a bespoke home. It is worth mentioning the property has very recently had a comprehensive scheme of damp work carried out.

Having previously operated as an opticians, the property offers a distinctive layout and excellent potential for further enhancement, subject to any necessary consents. Prospective purchasers have the opportunity to modernise and personalise the accommodation to their own requirements.

Externally, the property benefits from outdoor space and a prominent position on Crewe Road, providing convenient access to local amenities, transport links, and surrounding towns.

Offered to the market via the Modern Method of Auction, this property presents a fantastic opportunity to acquire a unique bungalow with considerable potential. Early viewing is highly recommended to fully appreciate the possibilities on offer.

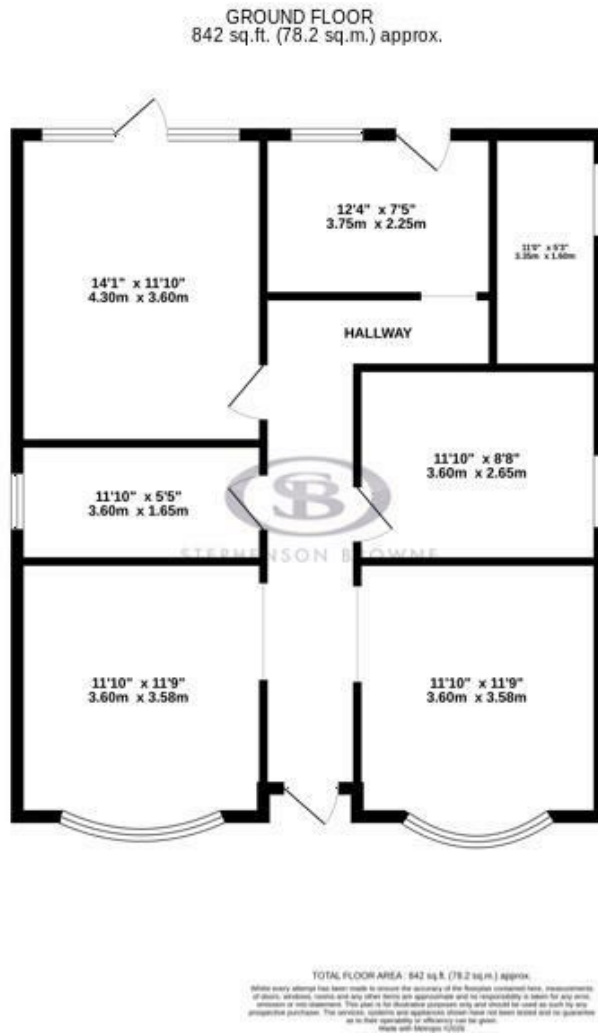




Viewing

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

Floorplans



Area Map



Energy Efficiency Rating	
	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 ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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

T: 01270 252545 E: crewe@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk