

STEPHENSON BROWNE

Abbey Road, Sandbach

CW11 3HA

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Auction Guide £210,000

Description

A fantastic opportunity to acquire a spacious two-bedroom home in a popular residential location, ideally suited to buyers looking for a property with scope for modernisation and the potential to create a home to their own taste.

Situated on Abbey Road in Sandbach, this well-positioned property benefits from a modern method of auction sale and is offered with vacant possession and no onward chain, making it an attractive proposition for investors, first-time buyers or those looking for a renovation project.

The accommodation provides two reception rooms and two double bedrooms, offering generous living and bedroom space. While the property would benefit from modernisation throughout, it presents an excellent opportunity for someone to add value and create a contemporary home.

Externally, the property features a driveway providing off-road parking and an enclosed rear garden, offering useful outdoor space and further potential for improvement.

The property enjoys a pleasant tree-lined approach and is conveniently located for access to Sandbach town centre, local amenities and well-regarded schools, with schools within walking distance.

Early viewing is highly recommended to appreciate the potential this property has to offer.













Room Descriptions

Living Room
12'11" x 12'0"

Dining Room
15'4" x 15'3"

Kitchen
12'0" x 8'7"

Bedroom One
12'2" x 9'10"

Bedroom Two
10'9" x 8'9"

Shower Room
7'6" x 6'2"

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.













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.

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.



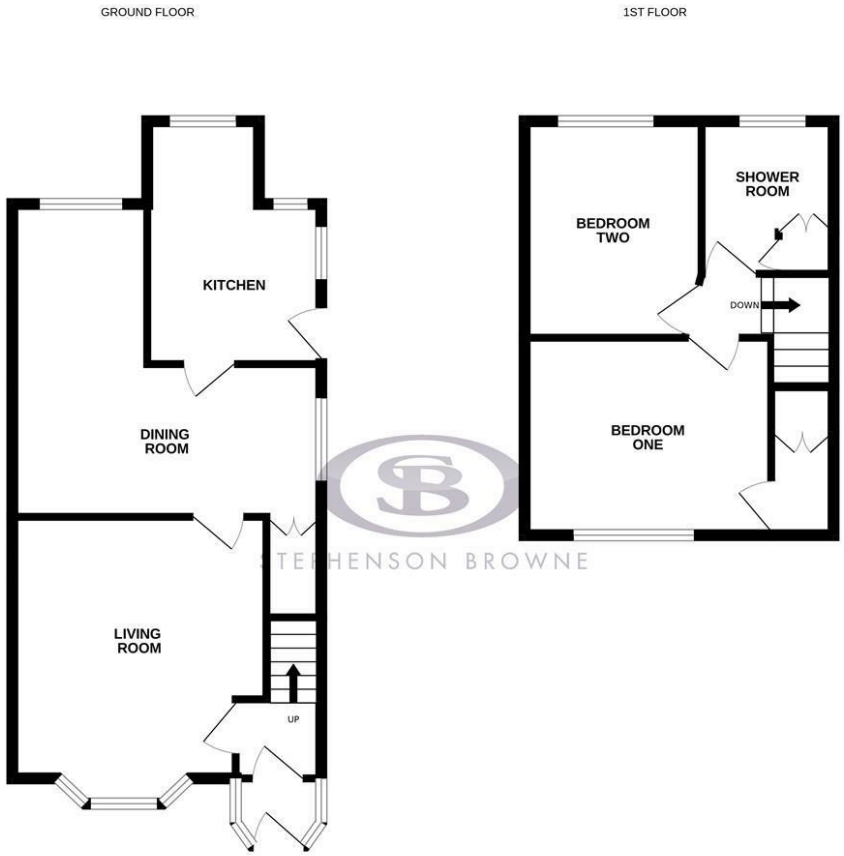








Floorplans

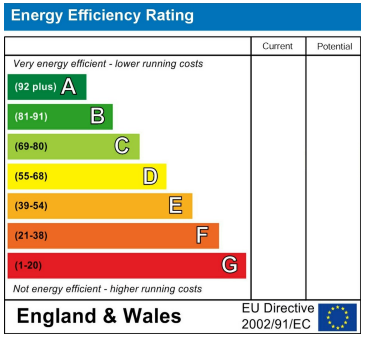


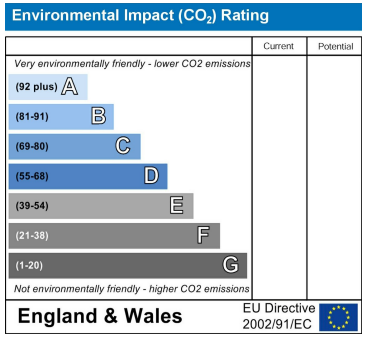
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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





Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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