



9 Conway Close

CW1 3XN

Auction Guide £145,000



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STEPHENSON BROWNE

For sale by Modern Method of Auction: Starting Bid Price £145,000 plus reservation fee.

We here at Stephenson Browne are delighted to bring to the market this lovely modern detached home is located towards the North side of Crewe ideally positioned for two of the towns major employers namely Bentley Motors and Leighton hospital.

This location is popular with a wide range of buyers from first time buyers to investors and this one occupies a prime position set nicely behind a large block paved area ideal for providing additional parking if required.

Whether buying for an investment or to make this your dream home this property is sure to impress, ready to move straight into, there is a welcoming porch, spacious lounge, lovely fitted kitchen diner and large conservatory, perfect for entertaining guests or simply relaxing with your loved ones.

Now to the first floor there are two bedrooms, the master having an alcove which has been fitted with units to provide a great study area. The property also features a well maintained bathroom, ensuring your comfort and convenience. The property has double glazing, gas central heating and is tastefully decorated throughout.

The link detached nature of the property provides you with privacy and a sense of independence, making it truly feel like your own sanctuary, also the link detached carport with remote control shutter door ensures privacy and security to the enclosed rear garden.

Whether you're looking to settle down or invest in a property with great potential, Conway Close has a lot to offer.

Don't miss out on the opportunity to make this house your own and create lasting memories in a place you can truly call home.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Entrance Porch

Welcoming entrance leading to lounge.

Lounge

13'5" x 13'2" maximum (4.103m x 4.038m maximum)
Good size room with open plan stairs to first floor.





Kitchen Diner

13'1" x 10'0" (3.998m x 3.072m)

Lovely fitted kitchen providing ample storage.

Large Conservatory

18'2" x 7'10" (5.540m x 2.389m)

Located to the rear of the property, double glazed construction a multi-functional room.

Stairs to First Floor

Landing giving access to all rooms.

Bedroom One

13'2" x 9'4" maximum (4.034m x 2.848m maximum)

Good size room with two windows providing a bright and airy space, room for a dressing table/desk study area.

Bedroom Two

11'2" x 6'9" (3.417m x 2.079m)

Located to the rear.

Bathroom

6'1" x 6'0" (1.873m x 1.848m)

Comprising of a modern suite.

Attached Garage

Remote control shutter door.

Externally

Tenure

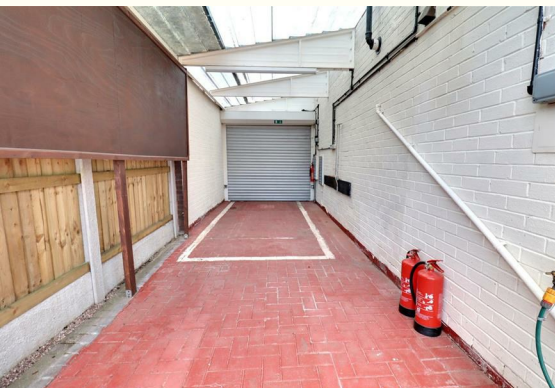
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

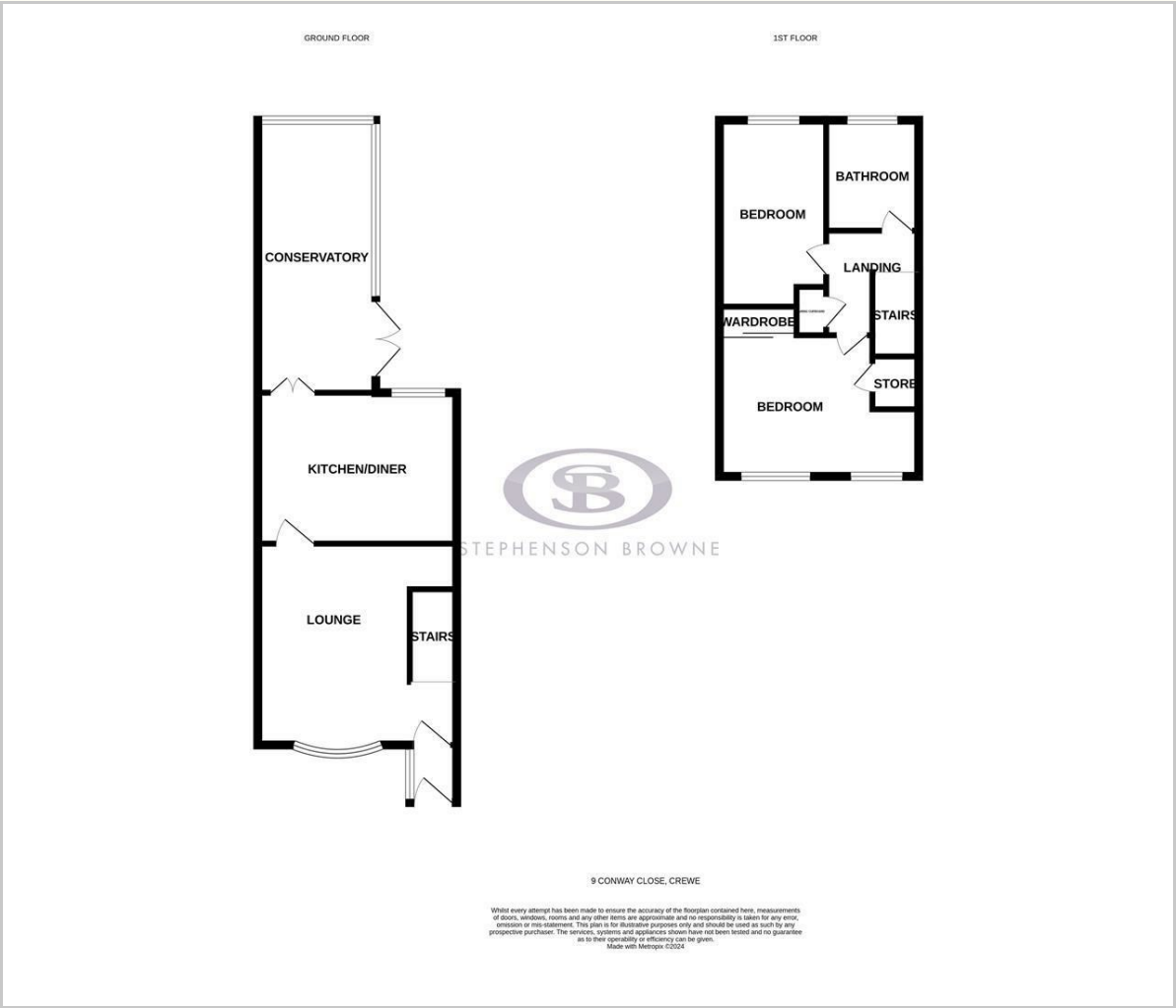
For a FREE valuation please call or e-mail and we will be happy to assist.

Council Tax

Band B



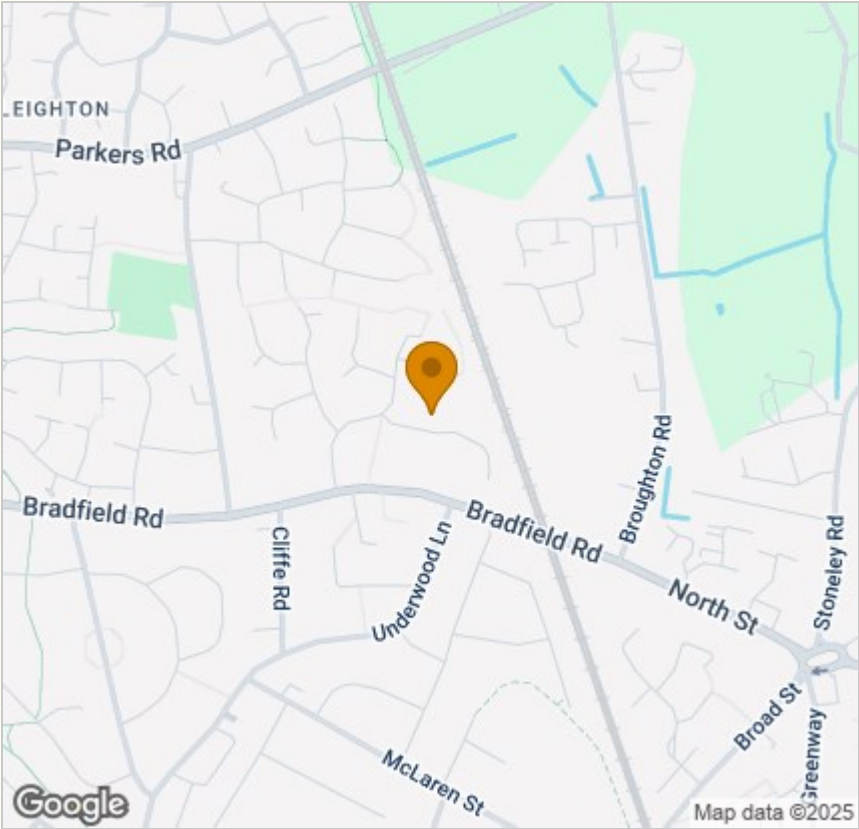
Floor Plan



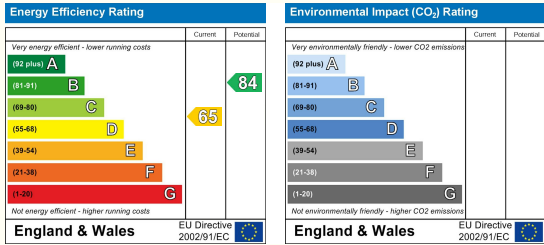
Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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

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