



23 MORGAN CLOSE, CREWE, CW2 7UJ

AUCTION GUIDE £120,000



STEPHENSON BROWNE

For sale by Modern Method of Auction: Starting Bid Price £120,000 plus reservation fee.

Occupying a prime position within the close is this lovely modern mews, standing proud behind a long garden to the front, there is a good size enclosed garden to the rear and a separate driveway with garage making this a very desirable home providing an excellent opportunity for those seeking a comfortable and modern living space available with no buying chain involved allowing you to move in with the minimum of fuss.

Upon entering, you are welcomed by the entrance hall which gives a seamless flow into both the fitted kitchen and spacious lounge diner which boasts large French doors opening onto the garden allowing light to flood in, there is also an open plan staircase to the first floor.

This home offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

With two good size bedrooms and modern bathroom to the first floor this property is ideal for small families, couples, investors or individuals looking for extra room.

Morgan Close is ideally situated for access to the renowned Queens Park which provides an ideal setting for walks around the lake and picnics during the summer months, there is also a children's play area and cafe located within the grounds. The golf course and George's playing fields are also within the vicinity. The property is also close to local amenities, schools, and transport links.

Whether you are looking to invest or find your next home, this home will be fantastic choice. Do not miss the chance to view this lovely property and envision your future in this welcoming space.

Auctioneers comments FTB

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 Part Payment Deposit of 4.5% of the purchase price, subject to a minimum of £6,600.00. This is paid to reserve the property to the buyer during the Reservation Period and is used as part-payment towards 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.

Entrance Hall

Fitted Kitchen

7'5" x 7'5" (2.279m x 2.261m)

Lounge

16'3" x 11'7" (4.978m x 3.542m)

Stairs to First Floor

Bedroom One

11'2" x 9'9" maximum (3.412m x 2.993m maximum)

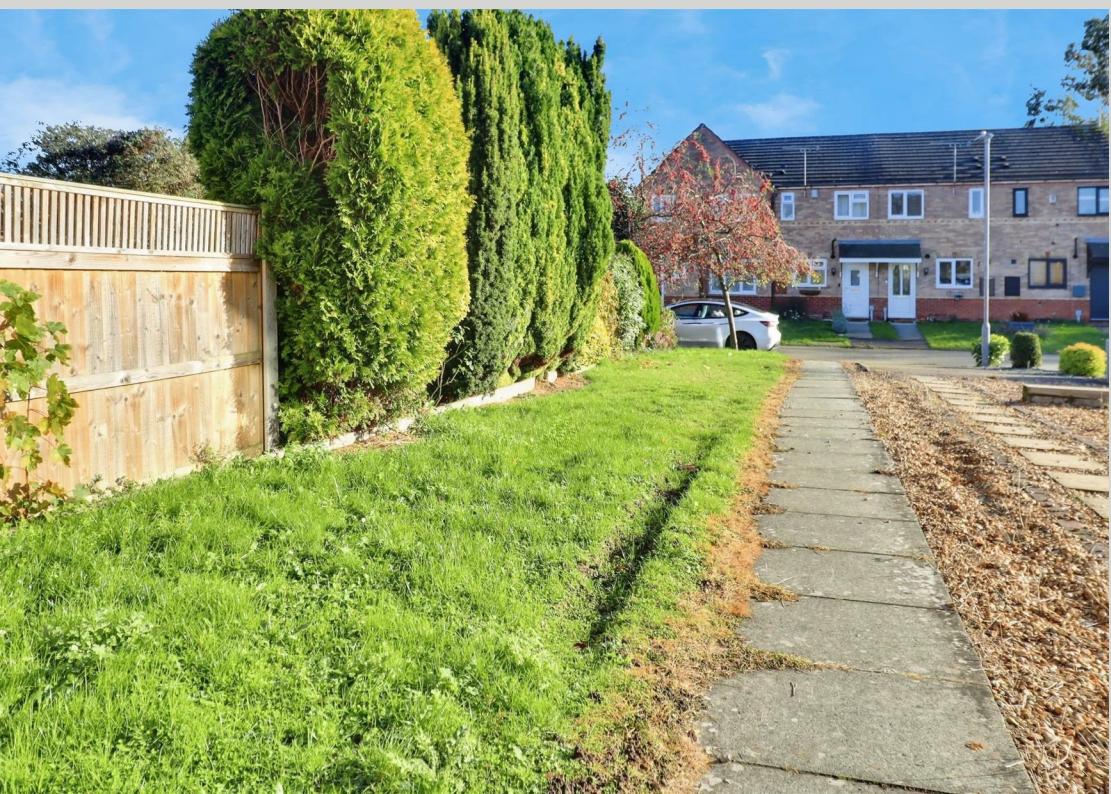
Bedroom Two

10'4" x 6'7" (3.174m x 2.019m)

Bathroom

7'2" x 4'4" (2.193m x 1.341m)





Externally

The property stands within lovely gardens and there is also an invaluable driveway and garage.

Garage & Driveway

Up and over door and long driveway providing ample off road parking.

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 us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

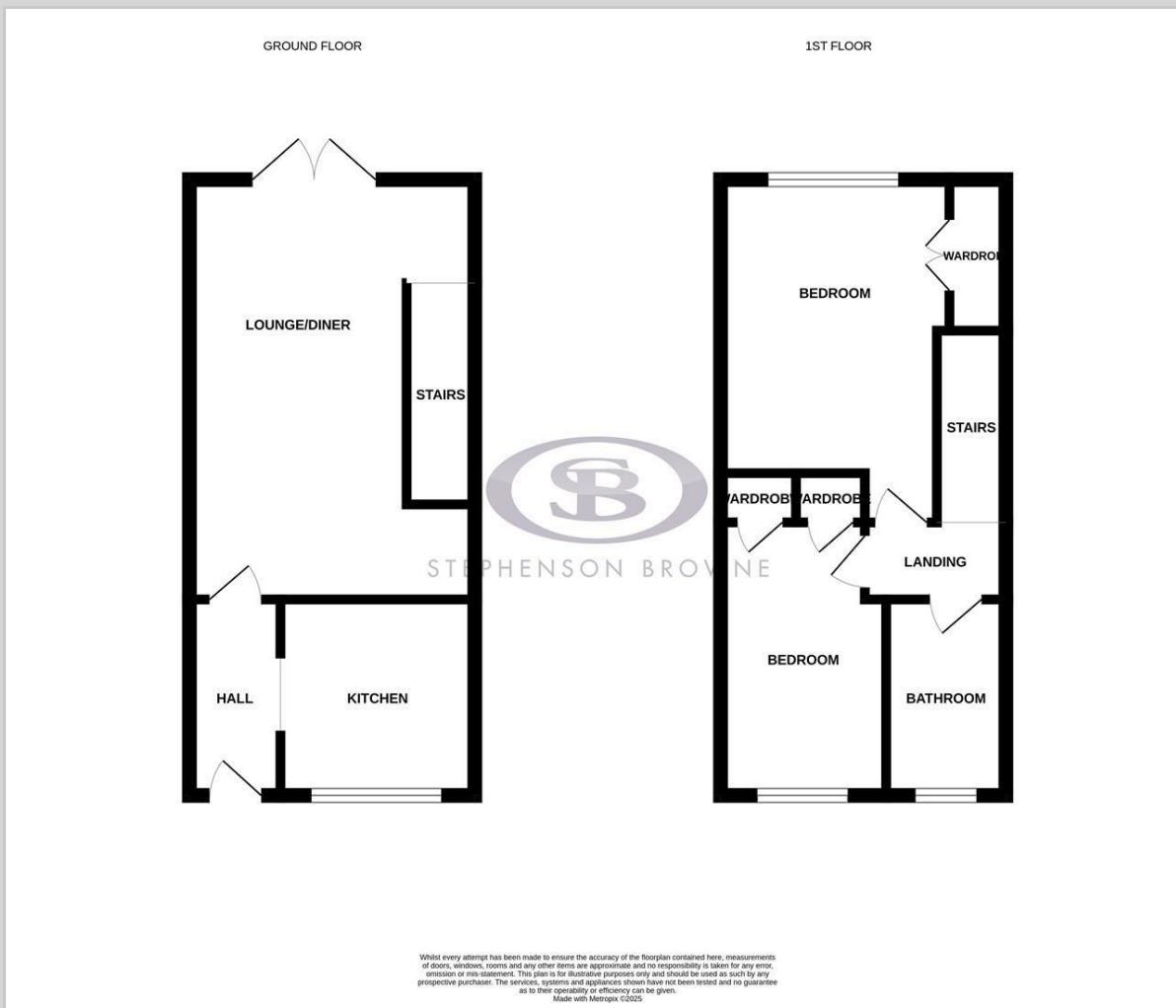
For a FREE valuation, please call or email and we will be delighted to assist.

Council Tax

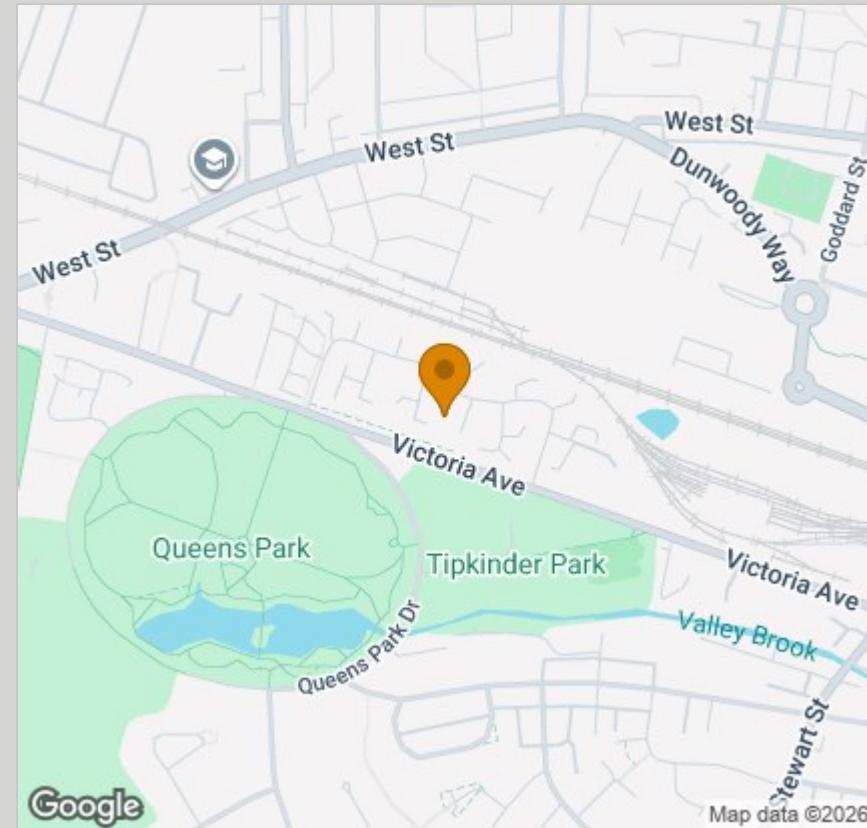
Band A



Floor Plan



Area Map



Energy Efficiency Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(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	EU Directive 2002/91/EC

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.

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 item; (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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