



17 Portland Grove

CW1 5TY

Auction Guide £175,000



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STEPHENSON BROWNE



17 Portland Grove

- Large Plot
 - Ample Parking
 - Cul De Sac Location
 - Room To Extend
 - Close To Local Amenities
- Three Bedrooms
 - Modern Shower Room
 - Huge Potential
 - Appealing To A Wide Range Of Buyers
 - Viewing Highly Recommended

For sale by Modern Method of Auction: Starting Bid Price £175,000 plus reservation fee.

Nestled in the charming village of Haslington, Crewe, this delightful semi-detached house on Portland Grove offers a wonderful opportunity for those seeking a new home. Situated at the end of a peaceful cul de sac, this property boasts a large plot with ample parking for up to four vehicles, making it ideal for families or those with multiple cars.

The house features three well-proportioned bedrooms, providing plenty of space for family living or guest accommodation. The modern shower room adds a touch of contemporary comfort, ensuring that daily routines are both convenient and enjoyable. The generous reception room serves as a welcoming space for relaxation and entertaining.

One of the standout features of this property is its large plot. With the potential to extend, this home can be tailored to suit your personal needs and preferences, making it a perfect canvas for first-time buyers, families, or investors looking to add value.

Conveniently located, the property is close to local schools, shops, and various amenities, ensuring that everything you need is within easy reach. This semi-detached house presents a unique chance to create a comfortable and inviting home in a sought-after area. Don't miss out on the opportunity to make this property your own.



Entrance Hall	
Living Room	11'0" x 14'10" (max) (3.362m x 4.539m (max))
Kitchen/Diner	14'4" x 8'6" (4.392m x 2.606m)
Landing	
Bedroom One	13'9" x 7'9" (4.194m x 2.376m)
Bedroom Two	7'11" x 9'10" (2.426m x 2.999m)
Bedroom Three	5'11" x 7'5" (1.804m x 2.279m)
Shower Room	5'10" x 5'8" (1.783m x 1.749m)

Externally
The property sits on a large plot with ample parking and a private garden to the rear.





Directions

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.

Council Tax
Band B

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?

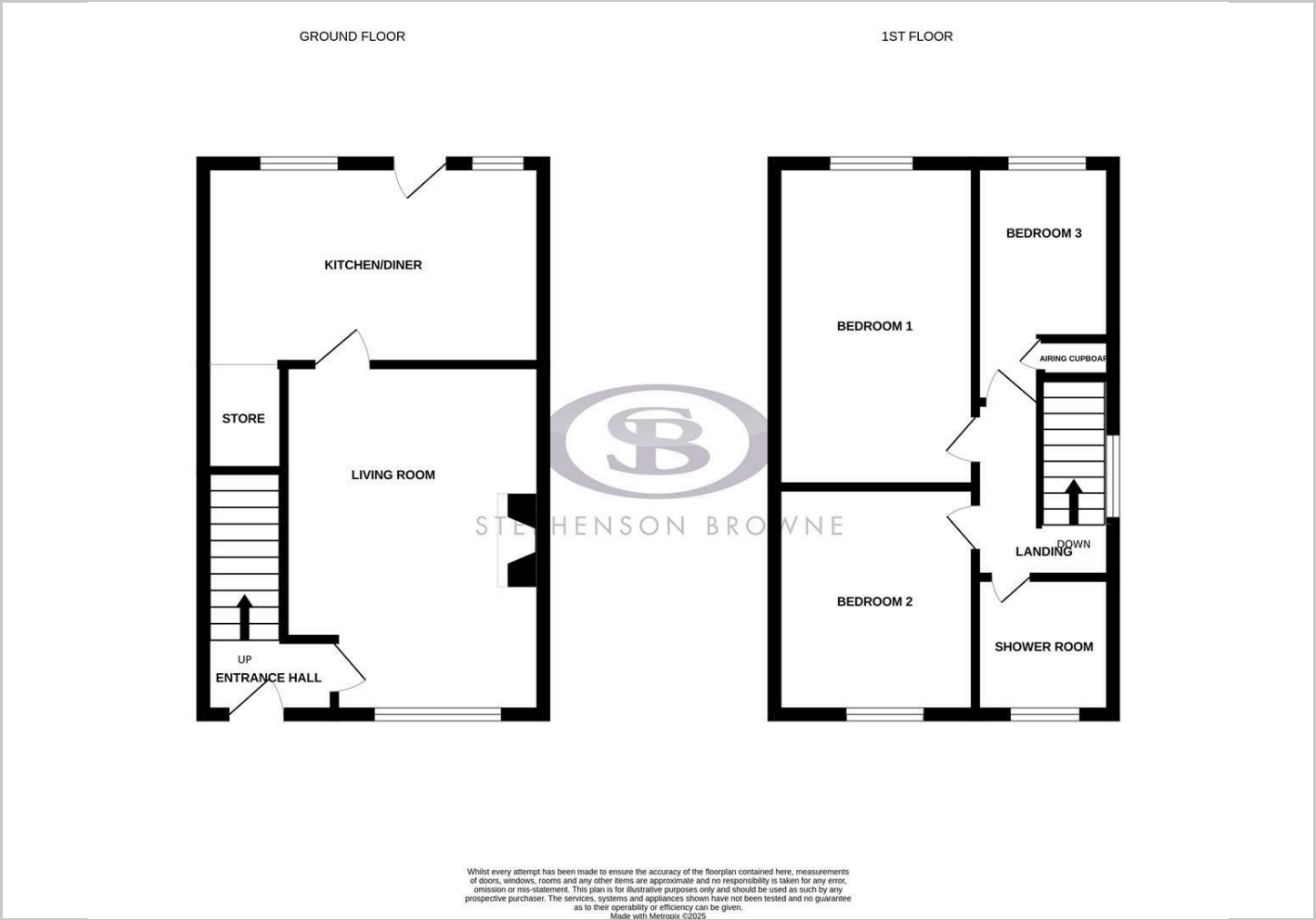
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured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





Floor Plans



Viewing

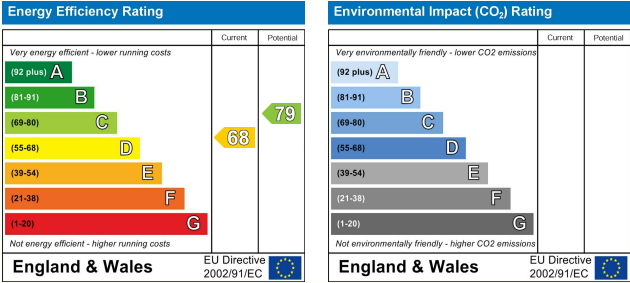
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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 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

Location Map



Energy Performance Graph



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