



107 West Street

CW1 3HF

Auction Guide £43,000



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STEPHENSON BROWNE



For sale by Modern Method of Auction: Starting Bid Price £43,000 plus reservation fee.

Cash buyers only, certainly demanding an early viewing. Located on West Street close to all local amenities with a walled garden to the rear.

This spacious terraced house presents an excellent opportunity for cash buyers seeking a project, the property is to be purchased with a life time tenant in situ, currently been there for 61 years.

The ground floor features an entrance hall, two receptions, kitchen and a convenient shower room, adding to the practicality of the home. On the first floor there are three double bedrooms.

The enclosed garden at the rear offers invaluable outdoor space, ideal for sitting out during the summer months.

This property is being sold via a modern method of auction, making it an exciting prospect for those looking to invest in a well located home in Crewe. With its combination of space, character, and potential, this terraced house is sure to attract interest.

Don't miss the chance to make it your own.

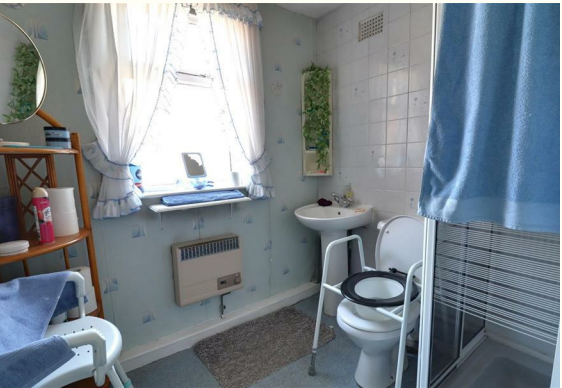
Auctioneer's Comments

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 Hall

Lounge

13'9" x 11'10" (4.192m x 3.620m)

Sitting/Dining Room

13'9" x 12'11" (4.196m x 3.942m)

Cellar

13'9" x 11'10" (4.192m x 3.620m)

Located under the front reception room.

Kitchen

10'7" x 9'6" (3.238m x 2.902m)

Ground Floor Shower Room

6'7" x 6'6" (2.010m x 1.988m)

Stairs to First Floor

Bedroom One

11'0" x 9'8" (3.356m x 2.956m)

Bedroom Two

12'10" x 11'9" (3.929m x 3.602m)

Bedroom Three

11'3" x 11'0" (3.441m x 3.36m)

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?

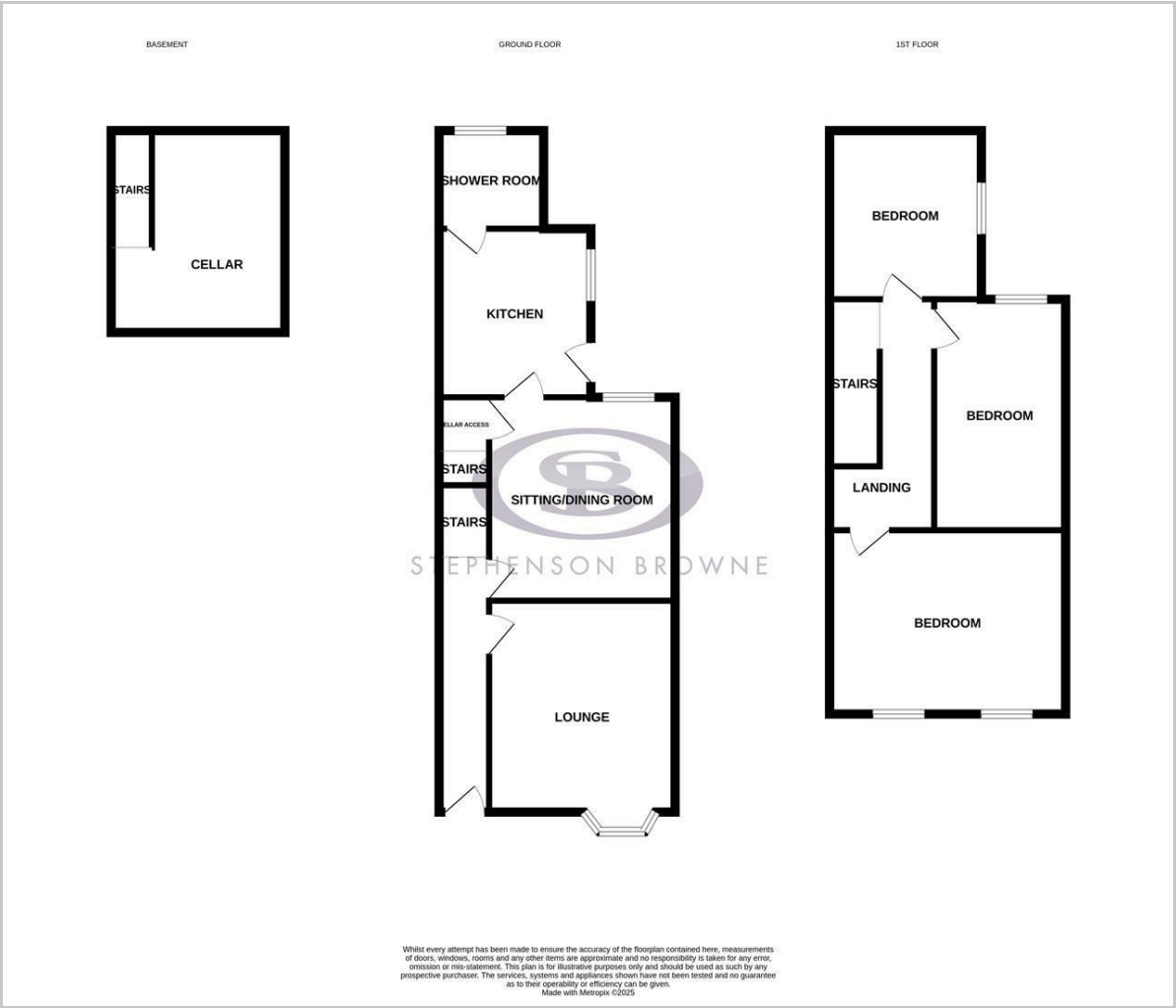
For a FREE valuation please call or e-mail and we will be happy to assist.

Council Tax

Band A



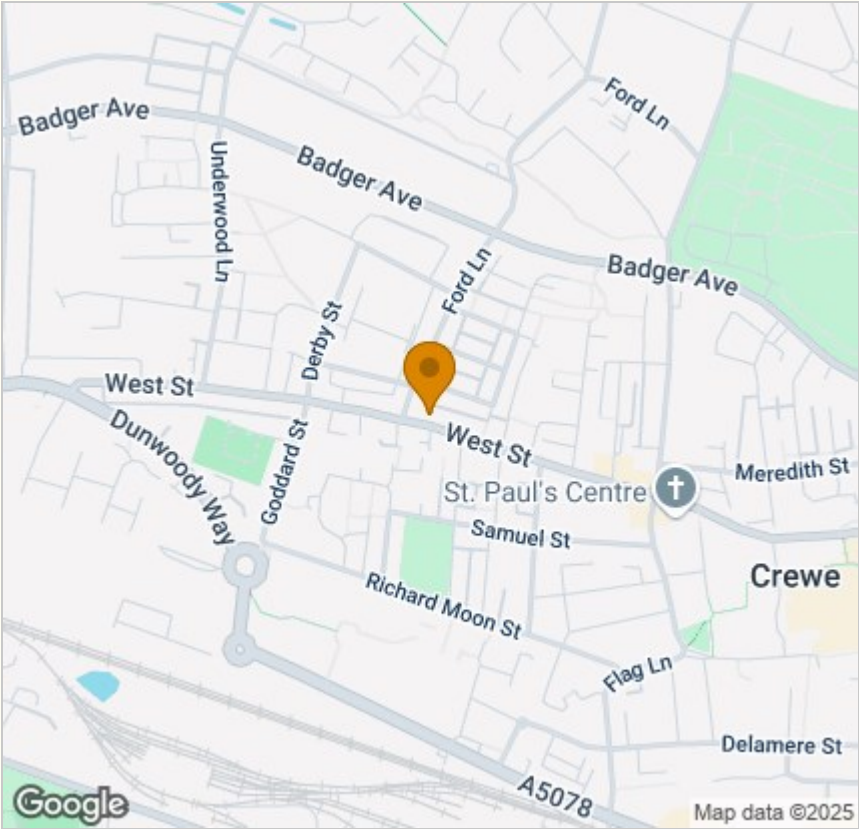
Floor Plan



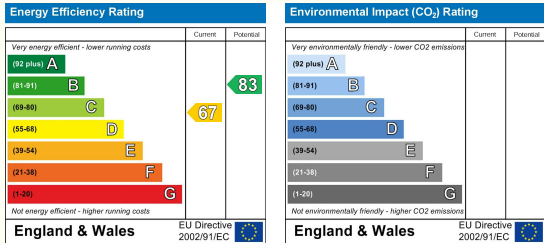
Viewing

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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

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