



#### 4. Dorfold Street

CW1 2LF

Auction Guide £80,000



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STEPHENSON BROWNE



For sale by Modern Method of Auction: Starting Bid Price £90,000 plus reservation fee.

Stephenson Browne are delighted to present this wonderful Grade II listed former railway cottage. These cottages are always highly popular, providing character, charm and style in a secluded courtyard. It is being offered for sale with no onward chain involved, sure to appeal to a wide range of lifestyles.

This lovely cottage is perfectly placed for access to the town. Shops, cafes, supermarkets and leisure facilities are a short stroll away. Also close to hand are many of the town's major employers including Bentley Motors and Leighton Hospital.

The property stands within a lovely enclosed courtyard with a walled cottage style garden to the rear with invaluable allocated parking, rarely seen within the confines of the town centre.

The accommodation features newly renovated windows, gas central heating, feature original latch doors and hand made terracotta floor tiles, it is a blank canvas allowing you to incorporate your own individual style to transform this house into a home. It comprises of an attractive arched entrance vestibule leading to the good size lounge with inglenook fire place and exposed Cheshire Brick insert. The kitchen diner, located to the rear with turning staircase off is a good size having space for a table and chairs making this a versatile space and beyond is an invaluable ground floor toilet and cloakroom, potentially ideal for a utility space.

To the first floor are two double bedrooms the principle with a walk in store/dressing room and a well equipped modern bathroom completes the accommodation.

Externally there is a small walled cottage style garden and invaluable allocated parking. This property should prove ideal for a variety of buyers, call our off

#### 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.

#### Vestibule

#### Lounge/Diner





**Kitchen/Breakfast Area**

**Rear Hall**

**W.C.**

**Stairs to First Floor**

**Bedroom One**

**Bedroom Two**

**Bathroom**

**Externally**

**Allocated Parking**

**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.

**Tenure**

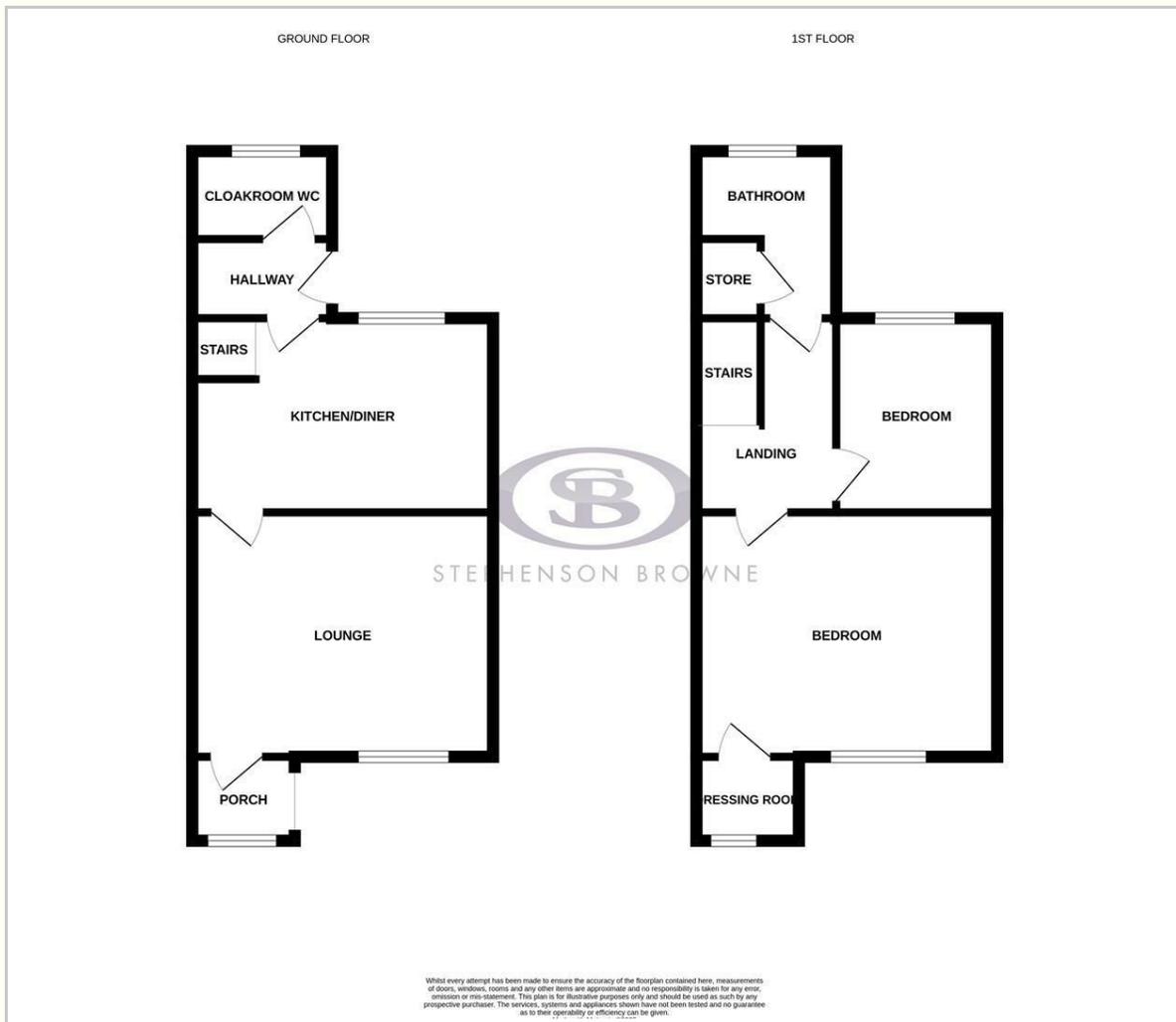
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**Council Tax**

Band A



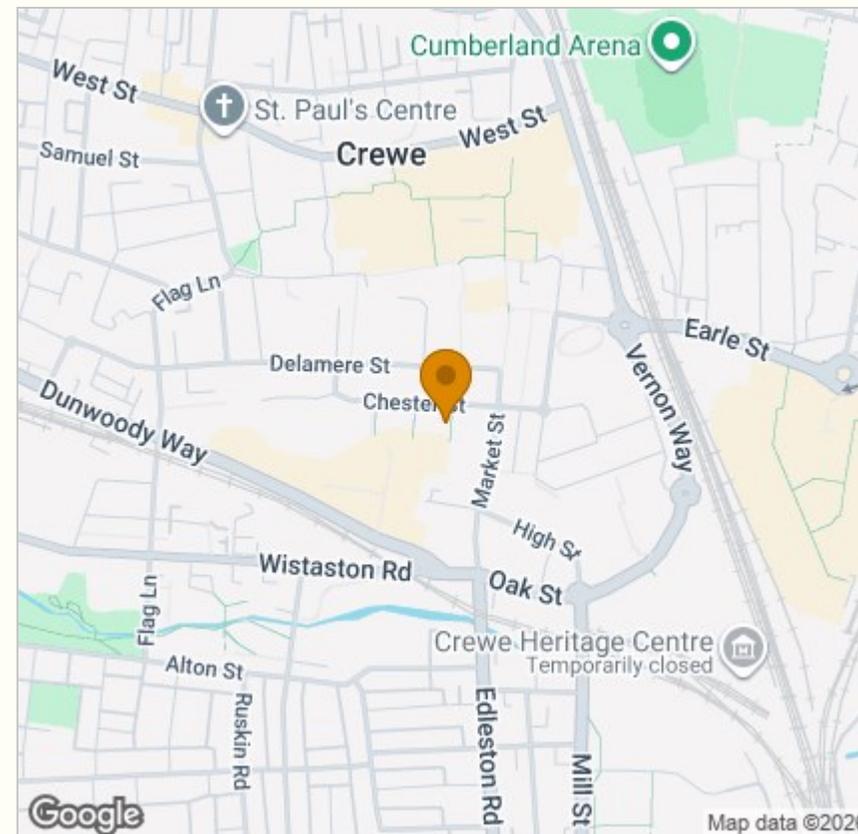
## Floor Plan



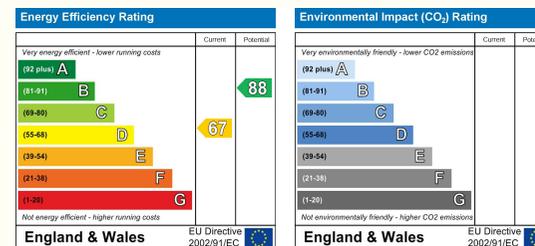
## Viewing

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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