



**Wistaston Road**

CW2 7RB

**Auction Guide £79,999**



For sale by Modern Method of Auction: Starting Bid Price £79,999 plus reservation fee.

Ideally positioned just outside the town centre is this end of terrace house which presents an excellent opportunity for both first time buyers and investors alike. With two generous reception rooms, this property offers ample space for relaxation and entertaining, making it a perfect home for all age groups.

The house features two well proportioned bedrooms, the modern bathroom is a lovely size and conveniently located off the landing ensuring ease of access for all residents. The kitchen has a range of fitted units.

This property is being sold via modern method auction, which allows for a straightforward purchasing process without the complications of a buying chain. This aspect makes it particularly appealing to a wide variety of buyers, whether you are looking to move in quickly or seeking a sound investment opportunity.

Situated in a popular and sought after location, this home benefits from excellent local amenities, schools, and transport links, making it an ideal choice for those who value convenience.

Do not miss the chance to view this delightful property, which combines comfort, space, ring us today to secure your viewing.

#### 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

13'6" x12'0" (4.14m x3.68m)



**Dining/Sitting Room**  
11'8" x 10'6" (3.58m x 3.22m)

**Kitchen**  
9'6" x 8'8" (2.92m x 2.66m)

**Stairs To First Floor**

**Bedroom One**  
13'8" x 12'3" (4.18m x 3.75m)

**Bedroom Two**  
12'0" x 10'11" (3.68m x 3.33m)

**Bathroom**

**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.

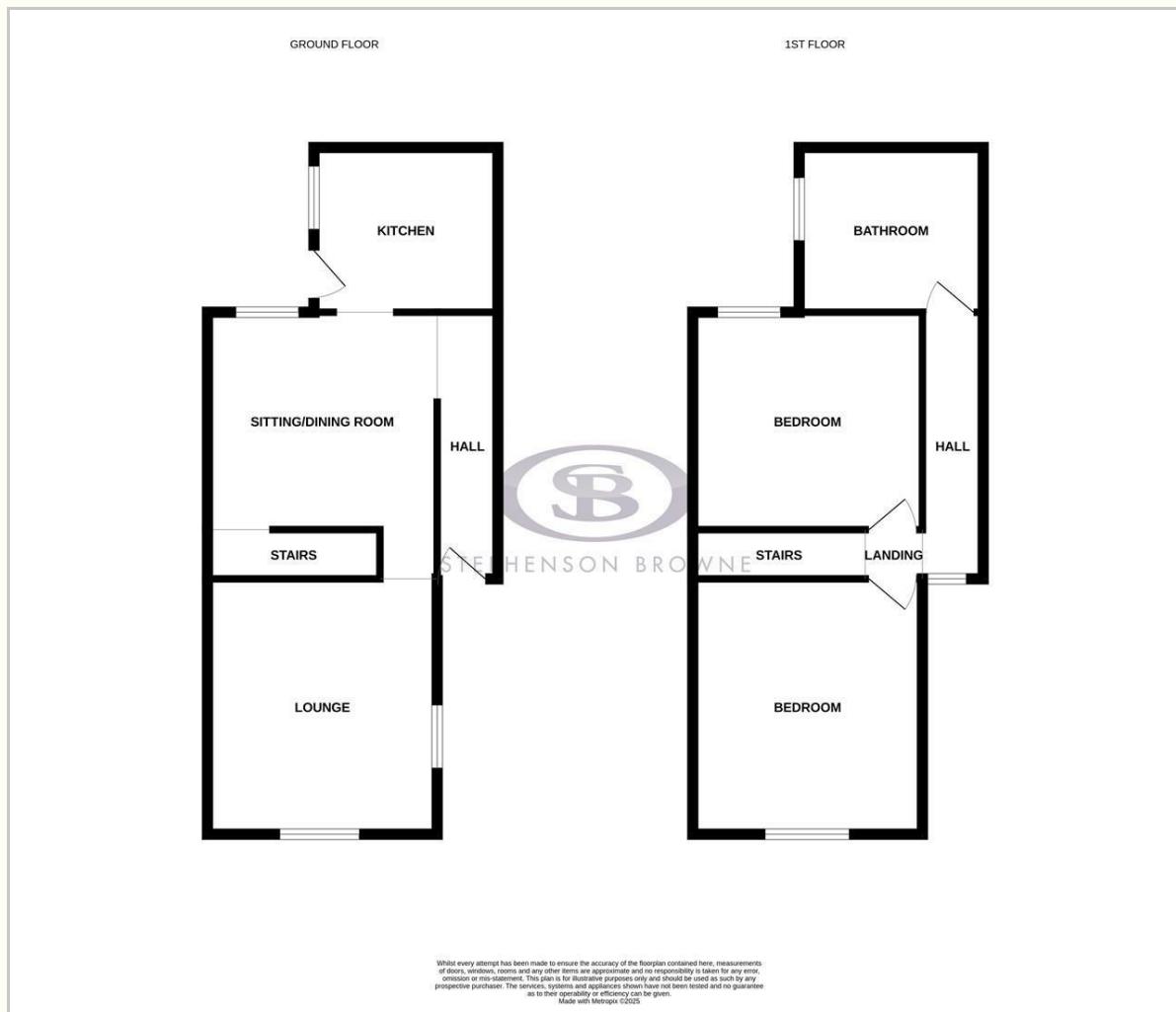
**Need to Sell?**

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

**Council Tax**  
Band A



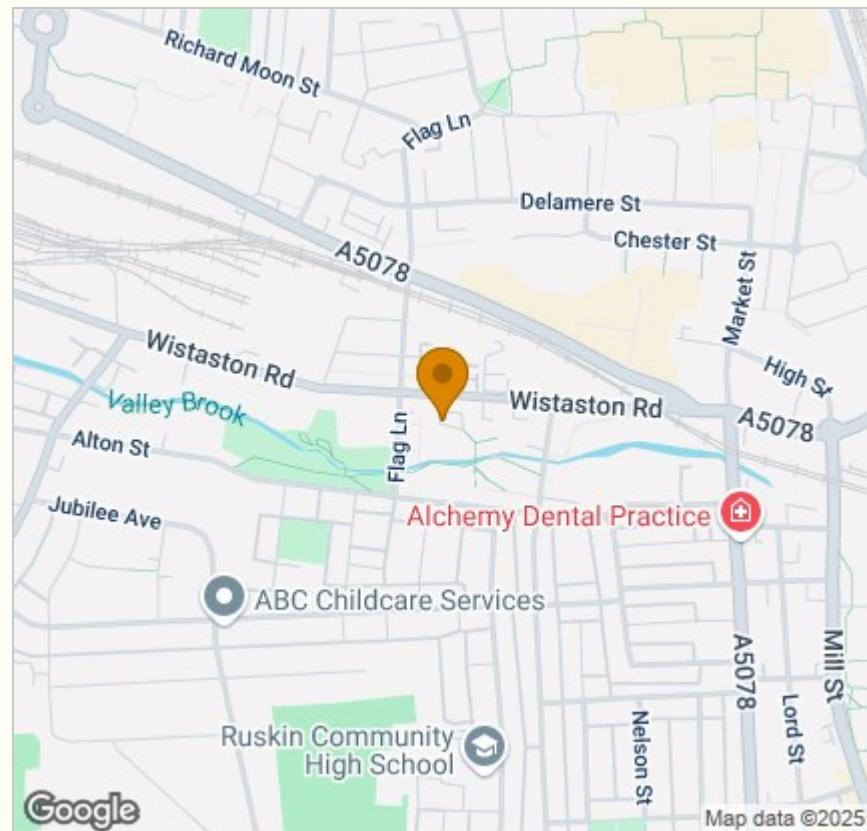
## Floor Plan



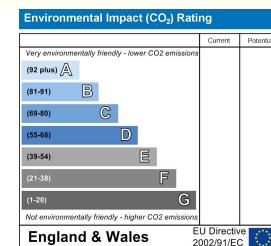
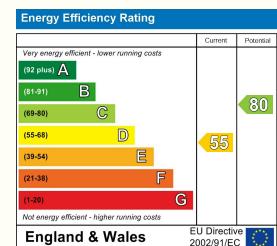
## Viewing

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 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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