



**73 Hughes Drive**

CW2 7UA

**Auction Guide £155,000**



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STEPHENSON BROWNE



# 73 Hughes Drive

- For Sale Via Modern Method of Auction
- Downstairs W.C
- Close To Queens Park
- Excellent Transport Links
- Enclosed Rear Garden
- Three Bedroom Semi Detached Home
- Driveway Parking
- Popular Residential Area
- Appealing To A Wide Range Of Buyers
- Viewing Highly Recommended

FOR SALE via modern method of auction: Starting Bid £155,000 plus reservation fee.

Located in the sought-after residential area of Hughes Drive, Crewe, Stephenson Browne are pleased to present this charming three-bedroom semi-detached home which presents an excellent opportunity for a variety of buyers. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The property boasts three well-proportioned bedrooms, providing ample accommodation for families or those seeking extra space. The convenience of a downstairs W.C. adds to the practicality of this delightful home.

The property features driveway parking for one vehicle, ensuring ease of access and convenience. The enclosed rear garden is a lovely outdoor space, perfect for enjoying the fresh air, gardening, or entertaining guests during the warmer months.

Situated close to the picturesque Queens Park, residents can enjoy leisurely walks and the beauty of nature right on their doorstep. Additionally, the property benefits from excellent transport links, making commuting and travel straightforward.

This appealing home is sure to attract a wide range of buyers, from first-time homeowners to families looking for a comfortable and convenient living space. We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss out on the chance to make this lovely house your new home.



### 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

### W.C

Lounge 14'1" x 15'3" (max) (4.307m x 4.663m (max))

Kitchen/Diner 14'0" x 7'11" (4.289m x 2.435m )

### Stairs To First Floor

Bedroom One 12'11" x 7'11" (3.957m x 2.423m )

Bedroom Two 10'4" x 7'11" reducing to 7'7" (3.161m x 2.433 reducing to 2.335m )

Bedroom Three 9'7" x 5'5" (max) (2.936m x 1.662m (max))

Bathroom 5'1" x 5'8" (1.571m x 1.741m)

### Externally

The property is situated in a popular residential location and has driveway parking. There is an enclosed garden to the rear, mainly laid to lawn with a patio area.



#### **Additional Services**

In addition to estate agency services to Vendors and Purchasers, Stephenson Browne Estate Agents may directly or through any connected person or company offer to arrange insurance or other investment products (financial services), solicitor referrals (Average Fee: £123.64) and/or mortgages for Vendors and prospective Purchasers and be entitled to retain commission or earnings in respect of any such services arranged. Stephenson Browne Estate Agents will confirm in writing to the vendor promptly and accurately all offers from prospective purchasers and will not prefer one such purchaser above another solely because he/she has engaged Stephenson Browne Estate Agents to provide financial or other services. Stephenson Browne Estate Agents will send the vendor, in writing, details of any such services or mortgages, which have been applied for by or agreed to be provided to any prospective purchaser. This will include all such services provided by Stephenson Browne Estate Agents or a connected person or company or provided by any other person which will result in Stephenson Browne Estate Agents (or a person or company connected with Stephenson Browne) gaining a financial benefit.

#### **AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

#### **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.

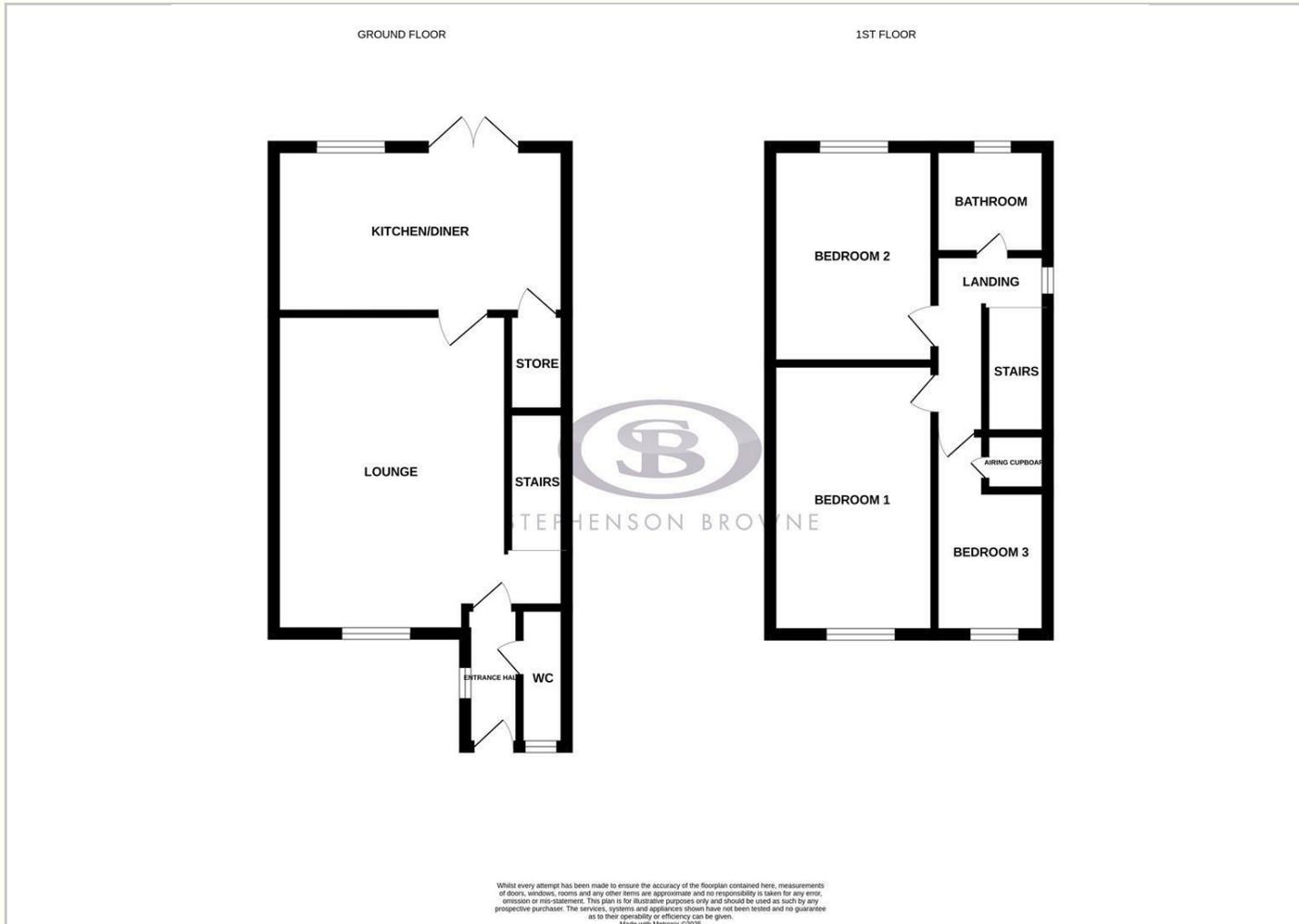
For a FREE valuation, please call or email and we will be delighted to assist.

## **Directions**





## Floor Plans

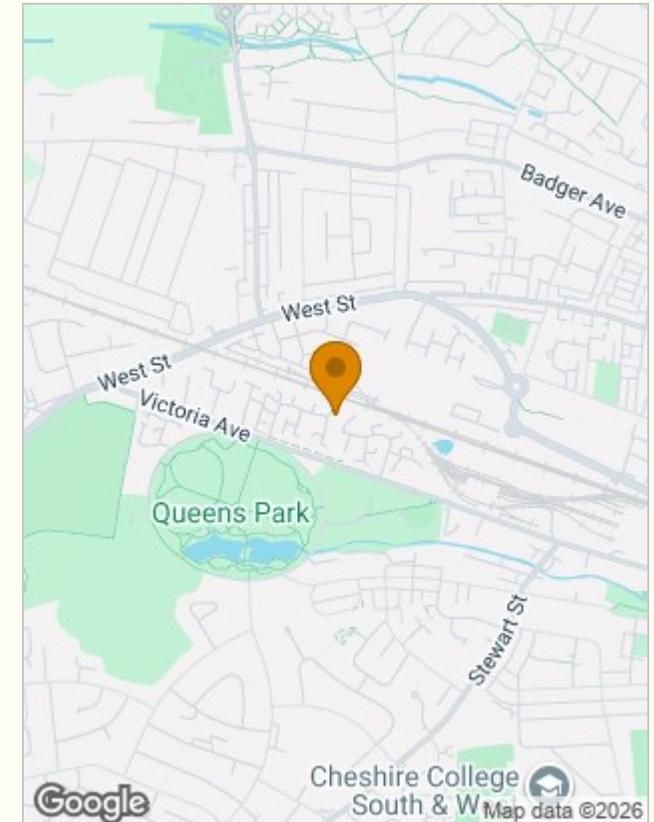


## Viewing

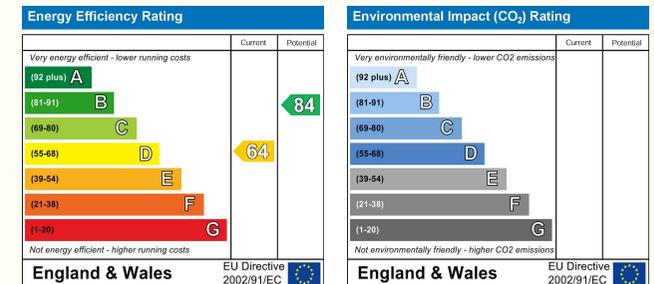
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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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