



**18 Linden Drive**

CW1 6HN

**Auction Guide £130,000**



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STEPHENSON BROWNE



# 18 Linden Drive

- For Sale Via Modern Method of Auction
- Driveway Parking and Separate Garage
- Bus Routes Nearby
- Ideal For Those Looking to Downsize
- Early Inspection Highly Recommended
- Offered For Sale With No Onward Chain
- Exceptionally Quiet Location Close to Grand Junction Retail Park
- Potential to Add Value
- Council Tax Band: B
- Call Us Today to Secure Your Viewing Appointment

For sale via modern method of auction guide price £130,000 plus reservation fee.

Stephenson Browne are delighted to offer for sale this CHAIN FREE semi-detached bungalow on Linden Drive! This wonderful property presents an excellent opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms and a spacious reception room, this property is perfect for small families, couples, or individuals looking for a peaceful retreat.

The bungalow boasts a prime location, just a stone's throw away from Crewe Town Centre and the Grand Junction Retail Park, ensuring that all your shopping and leisure needs are easily met.

One of the standout features of this home is the private rear garden, offering a tranquil outdoor space for relaxation or entertaining guests. Additionally, the driveway parking provides convenience and ease for residents and visitors alike.

This bungalow also presents a fantastic opportunity to add value, making it an ideal choice for those looking to invest in a property with potential. Whether you are a first-time buyer or seeking a downsized home, this bungalow on Linden Drive is a must-see. Embrace the chance to create your perfect living space in a sought-after location.



## Auctioneers 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.



## Hallway

Living Room	16'5" x 10'9" (5.02m x 3.28m)
Kitchen	13'11" x 9'5" (4.26m x 2.88m)
Bedroom One	11'2" x 10'10" (3.41m x 3.31m)
Bedroom Two	10'4" x 9'8" (3.15m x 2.97m)
Shower Room	6'3" x 5'10" (1.92m x 1.80m)

## Externally

Private rear garden with lawn and paved areas.

## 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.

## Need to Sell?

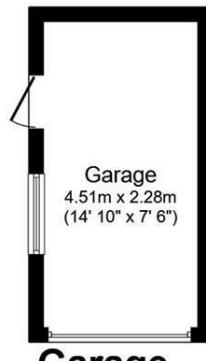
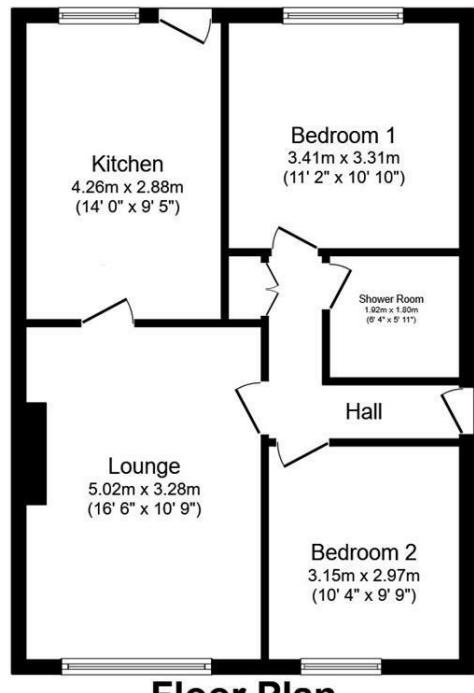
For a FREE valuation please call or e-mail and we will be happy to assist.

## Directions





## Floor Plans



**Garage**  
Floor area 10.3 m<sup>2</sup> (111 sq.ft.) approx

Total floor area 70.2 m<sup>2</sup> (756 sq.ft.) approx

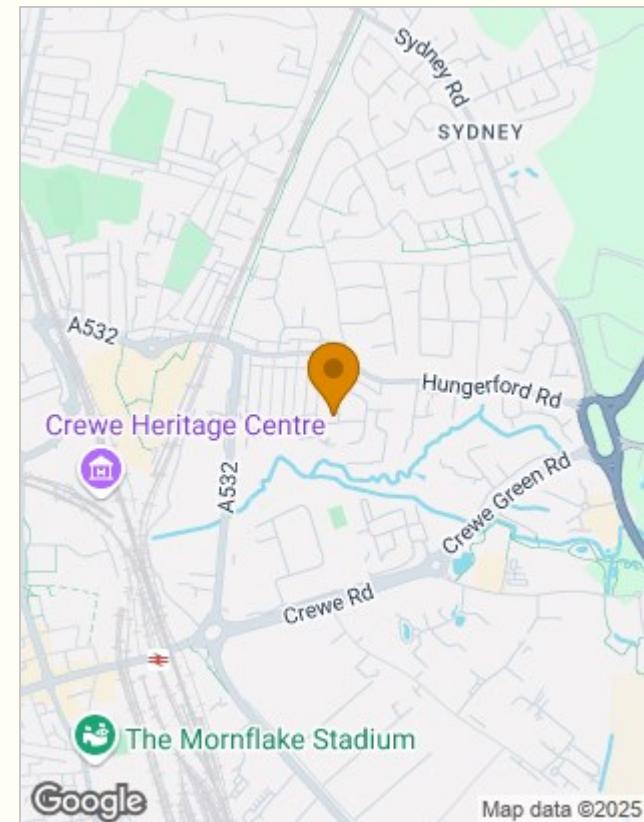
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Viewing

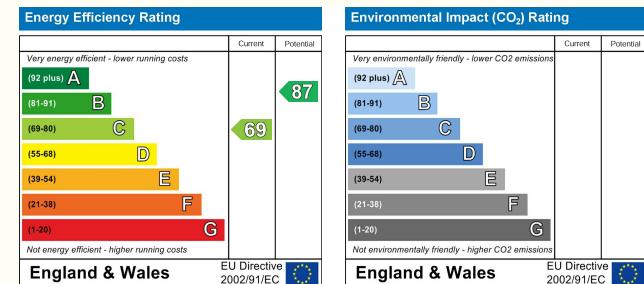
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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 statement; (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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