



45 Stoneley Road

CW1 4NQ

Auction Guide £240,000



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STEPHENSON BROWNE

For sale by Modern Method of Auction: Starting Bid Price £240,000 plus reservation fee.

This delightful bungalow presents an exceptional opportunity for those seeking a versatile and spacious home. With no buying chain involved, this property is ready for you to move in and make it your own, it is more than four walls and a roof, it is a place to call home allowing you to personalise this flexible space to suit your own individual needs.

The bungalow boasts several rooms which can be adapted to suit your lifestyle. There are two well proportioned reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The two bedrooms provide ample space for relaxation, while the beautifully designed four piece bathroom and additional cloakroom add a touch of luxury to everyday living, there is also a great size loft room.

At the heart of the home lies a modern fitted breakfast kitchen, which flows seamlessly into a large open plan dining and sitting room, complete with a sunroom that features French doors opening onto the beautifully landscaped garden. This inviting layout allows for a natural flow between spaces, making it ideal for both family life and entertaining.

The property also benefits from invaluable off road parking for several vehicles, ensuring convenience for you and your guests. A turning staircase leads to a loft room, offering additional space that can be tailored to your needs, whether as a home office, playroom, or extra storage.

Set in a lovely semi-rural location, this bungalow is conveniently situated near local amenities, making it an ideal choice for a wide variety of buyers. With its generous gardens and thoughtful design, this home is a true gem waiting to be discovered. Don't miss the chance to view this remarkable property and envision your future in this delightful setting.



Auctioneers comments

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

Lounge/Bedroom

17'3" x 10'9"

Large Bathroom

10'11" x 9'10"

Breakfast Kitchen

19'5" x 13'3" maximum

Utility Room

Dining Room/Sitting Room

16'10" x 9'10"

Sun Room/Lounge

13'8" x 11'3"

Stairs to Loft Room

Loft Room

13'3" x 12'6"

Cloakroom

Externally

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 C

AML Disclosure

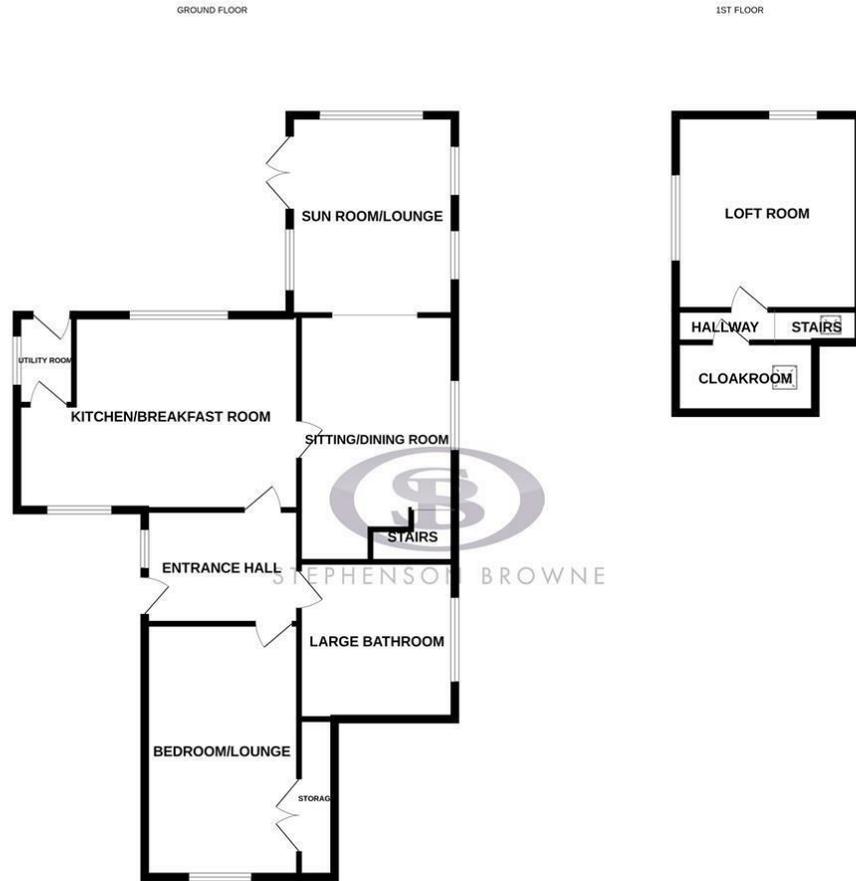
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.



- For Sale Via Modern Method Auction
- Very Versatile Home
- Generous Size Plot
- Ample Off Road Parking
- Loft Room & Cloakroom
- Two Bedrooms
- Two Receptions & Fitted Kitchen
- No Buying Chain Involved
- Fabulous Four Piece Suite Bathroom
- Ideal For All Age Groups

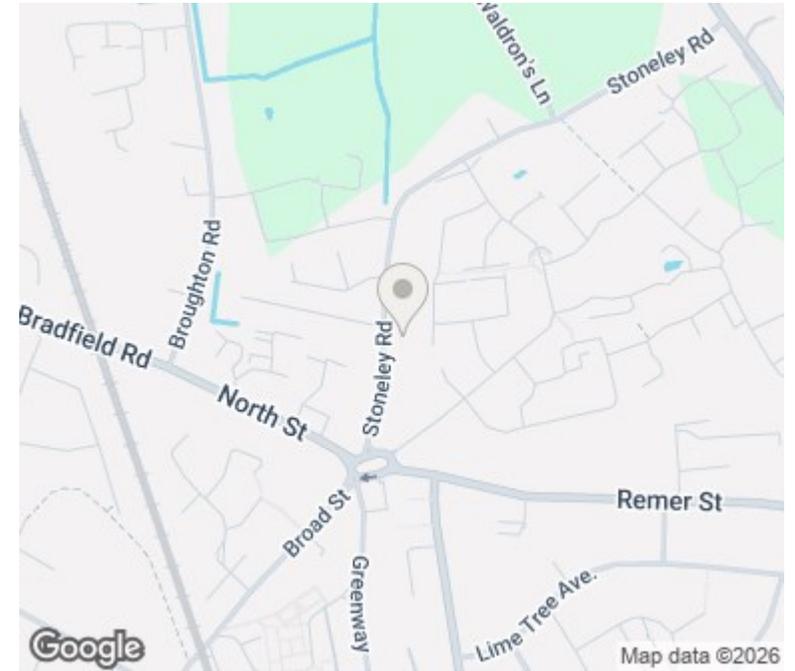


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		65	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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