



106 Flag Lane

CW2 7QU

Guide Price £95,000



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STEPHENSON BROWNE



106 Flag Lane

- For Sale Via Modern Method of Auction
- Two Receptions
- Large Family Bathroom & Ground Floor Shower Room
- Fitted Kitchen
- Garage To The Rear
- Convenient & Popular Location
- Two Double Bedrooms
- Double Glazing & Gas Central Heating
- Ideal For All Age Groups
- Viewing Highly Recommended

For sale by Modern Method of Auction: Starting Bid Price £95,000 plus reservation fee.

Stephenson Browne are pleased to present this end terrace home which presents an excellent opportunity for a wide variety of buyers. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest. The layout is thoughtfully designed, featuring two reception rooms that are seamlessly connected by double opening doors, creating a welcoming space for entertaining guests or enjoying family time.

The fitted kitchen is practical and functional, complemented by a separate utility area that enhances convenience. On the ground floor, you will find a well appointed shower room, while the first floor is home to a family bathroom, ensuring that all your needs are met with ease. There is also a loft area with Velux window accessed via a pull down ladder.

This property also includes a garage, a valuable asset in this popular and convenient location. The outdoor space is equally appealing with a walled forecourt, and an enclosed rear yard, perfect for enjoying the fresh air or sitting out during the summer months.

With its blend of comfort, practicality, and a prime location, this end terrace house is a must see for anyone looking to make a new home in Crewe.



Guide Price £95,000



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	12'0" x 8'8" (3.668m x 2.643m)
Sitting/Dining Room	14'4" x 10'8" maximum (4.369m x 3.252m maximum)
Kitchen	8'4" x 8'3" (2.558m x 2.536m)
Rear Hallway/Utility Area	
Ground Floor Shower Room	7'5" x 4'0" (2.282m x 1.233m)
Stairs to First Floor	



Bedroom One 12'0" x 11'1" excluding wardrobes (3.676m x 3.385m excluding wardrobes)

Bedroom Two 11'5" x 11'3" (3.494m x 3.450m)

Bathroom 8'8" x 8'5" (2.646m x 2.586m)

Externally

To the rear, the property has a neat walled garden being low maintenance. This property includes a garage.

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.

AML Disclosure

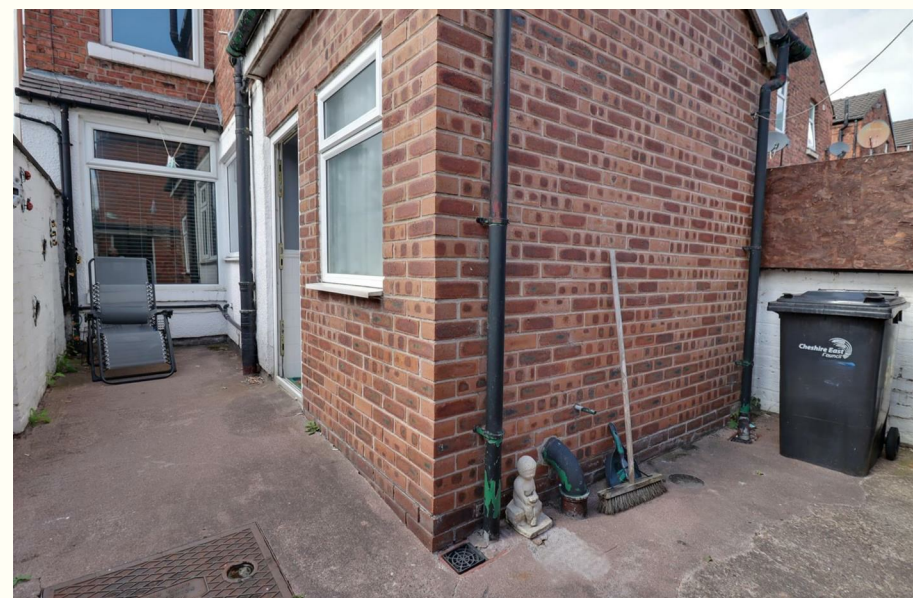
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required,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

Directions

From the agents Crewe office proceed along Ruskin Road and continue to the junction with Alton Street. Turn left and then next right into Flag Lane. The property is located on the right clearly identified by our 'For Sale' sign.





Floor Plans

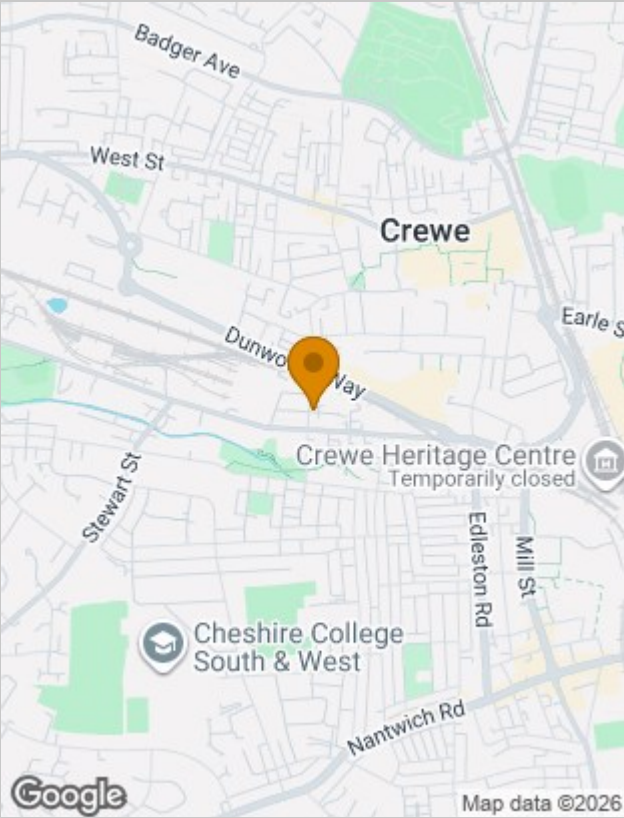


Viewing

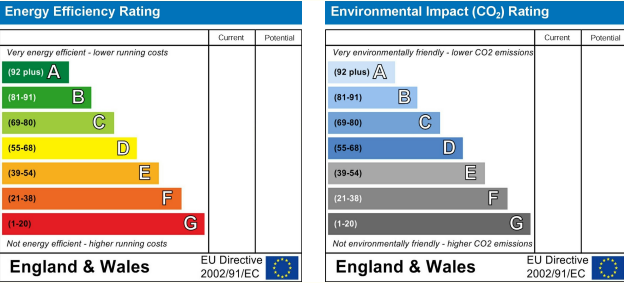
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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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