



64 Chetwode Street

CW1 2NN

Auction Guide £60,000



STEPHENSON BROWNE



64 Chetwode Street

- Two Bedrooms
- Investment Opportunity
- Council Tax Band A
- Rear Yard
- Open Plan Living Area
- No Onward Chain
- Close To Local Amenities
- Mid Terraced
- Gas Central Heating
- Viewing Recommended

Stephenson Browne are pleased to offer for sale via modern method of auction this terraced property on Chetwode Street! In the heart of Crewe, this charming terraced house presents an exciting opportunity for those looking to create their dream home. With two well proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking extra space.

As you enter, you are welcomed by a large open plan reception room, which offers a versatile area for both relaxation and entertaining. The natural light that floods this space creates a warm and inviting atmosphere, making it an ideal setting for gatherings with friends and family. The fitted kitchen, while in need of modernisation, provides a functional layout that can be transformed into a culinary haven with a touch of creativity.

This property is situated just a short walk from Crewe Town Centre, ensuring that you have easy access to a variety of shops, restaurants, and local amenities. The location is not only convenient but also offers a sense of community, making it a desirable place to live.

Although the house requires some updating, it is a fantastic project for those looking to add their personal touch and increase its value. With a little imagination and effort, this home can be transformed into a stylish and comfortable residence.

In summary, this terraced house on Chetwode Street is a promising opportunity for anyone looking to invest in a property with great potential in a prime location. Don't miss the chance to make this house your own and enjoy all that Crewe has to offer.



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.

Living Room	26'6" x 10'2" (8.1m x 3.1m)
Kitchen	9'2" x 7'10" (2.8m x 2.4m)
Stairs To First Floor	
Landing	
Bedroom One	13'5" x 10'2" (max) (4.1m x 3.1m (max))





Storage

Bedroom Two

10'2" x 6'10" (3.1m x 2.1m)

Storage

Lobby

Bathroom

9'2" x 3'11" (2.8m x 1.2m)

Externally

Enclosed yard to the rear with storage shed.

Council Tax

Band A

Need to Sell?

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

Tenure

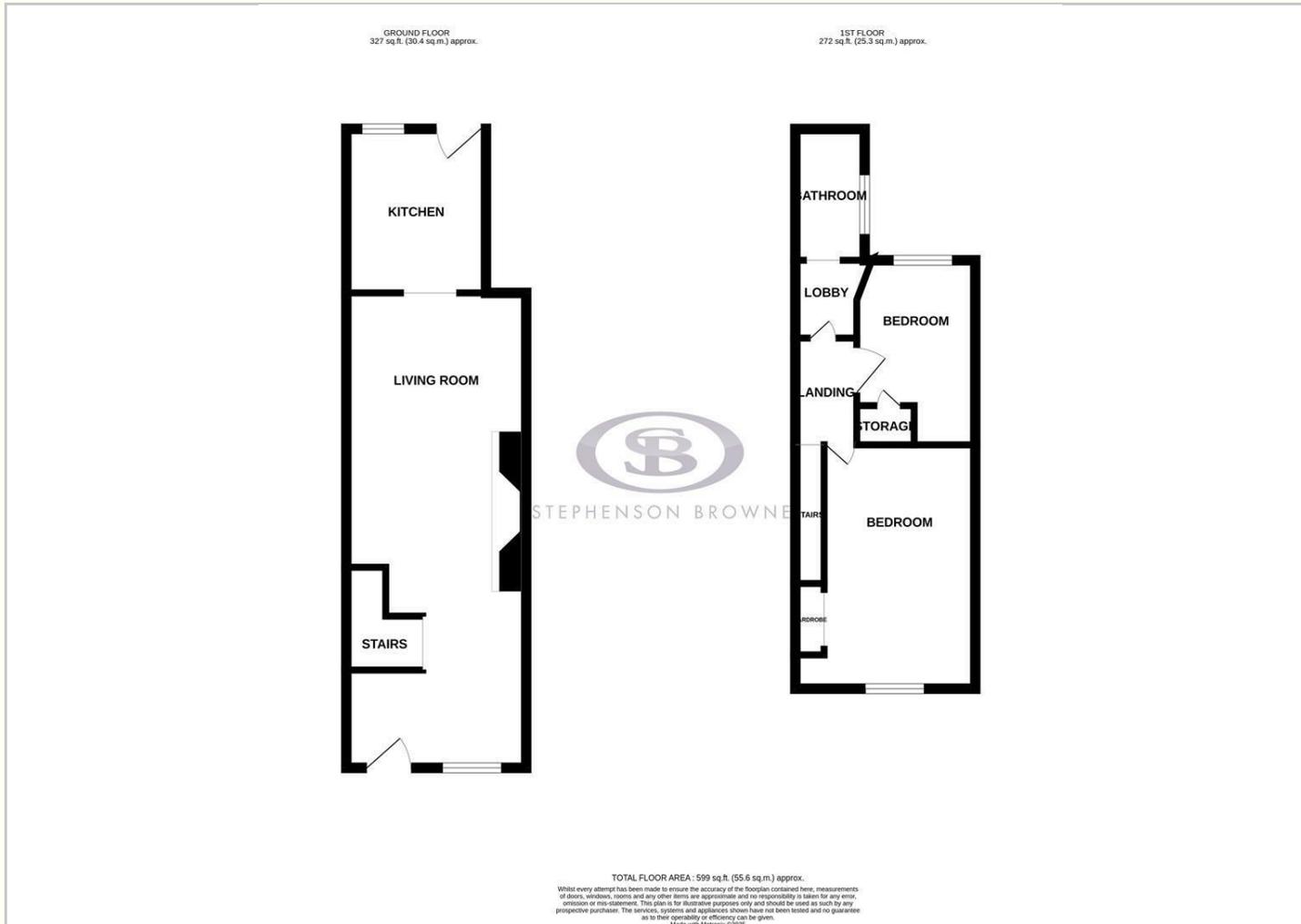
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Directions





Floor Plans

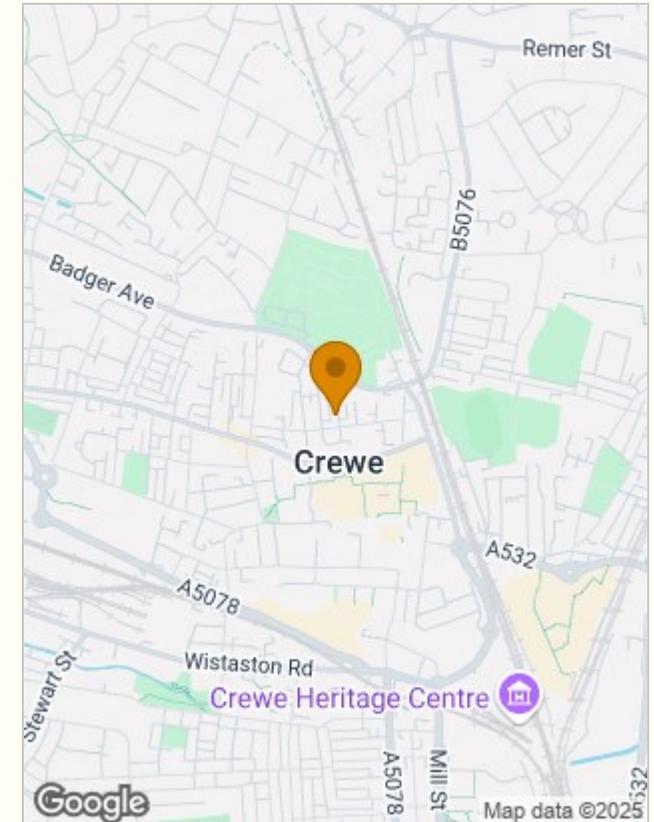


Viewing

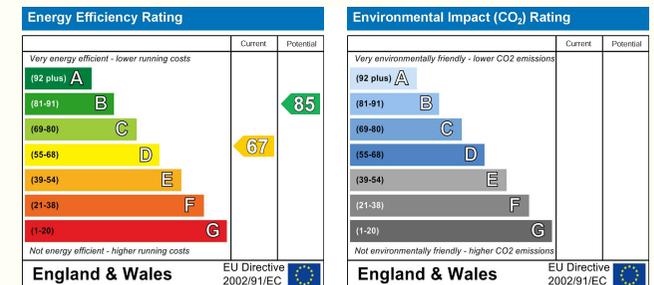
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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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