



33 Bateman Close

CW1 3DQ

Auction Guide £149,000



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STEPHENSON BROWNE



33 Bateman Close

- For Sale By Modern Method Of Auction
- Well Designed Over Three Floors
- Integral Garage & Driveway Parking
- Enclosed Garden To Rear
- Three Bedrooms
- Ideal For All Age Groups From FTB's To Investors
- Cloakroom, Bathroom & Jack & Jill En-Suite
- Lovely Kitchen Diner
- Great Size Lounge
- Viewing Recommended

For sale by Modern Method of Auction: Starting Bid Price £149,000 plus reservation fee.

We are delighted to bring to the market this this modern three storey townhouse located in a popular and convenient location in Crewe withing easy reach of the renowned Queen's park and Georges playing fields. This property is perfectly situated offering easy access to excellent schools, local amenities, major employers, supermarket and fast food outlets making it an ideal choice for families and professionals alike.

As you enter the home, you will find well proportioned accommodation that is both spacious and inviting. The townhouse boasts three generous double bedrooms, providing ample space for relaxation and rest. The cleverly designed Jack and Jill en-suite shower room adds convenience for family living or guests.

The ground floor features a good sized kitchen diner with patio doors leading to the rear garden. There is a useful downstairs cloakroom enhancing the practicality of the home, having a toilet on all floors making morning routines a breeze. The integral garage offers secure parking and additional storage options, while off road parking ensures that you and your guests will always have a place to park.

Step outside to discover the enclosed rear garden, a perfect space for outdoor entertaining, gardening, or simply enjoying the fresh air in a private setting. This outdoor area is ideal for families with children or pets, providing a safe environment for play and relaxation.

This townhouse is a must view for anyone seeking a modern home in a convenient location. With its thoughtful design and excellent amenities nearby. The property should suit a wide variety of buyers from first time buyers to investors currently producing a monthly income of over £1,000pcm, it is also worth noting that subject to the necessary planning approval the garage could be converted to make an extra reception/bedroom making this an extremely versatile home.



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

Kitchen/Diner

Integral Garage

Cloakroom

Stairs to First Floor

15'9" x 9'0" (4.82m x 2.76m)

17'4" x 9'2" (5.3m x 2.8m)

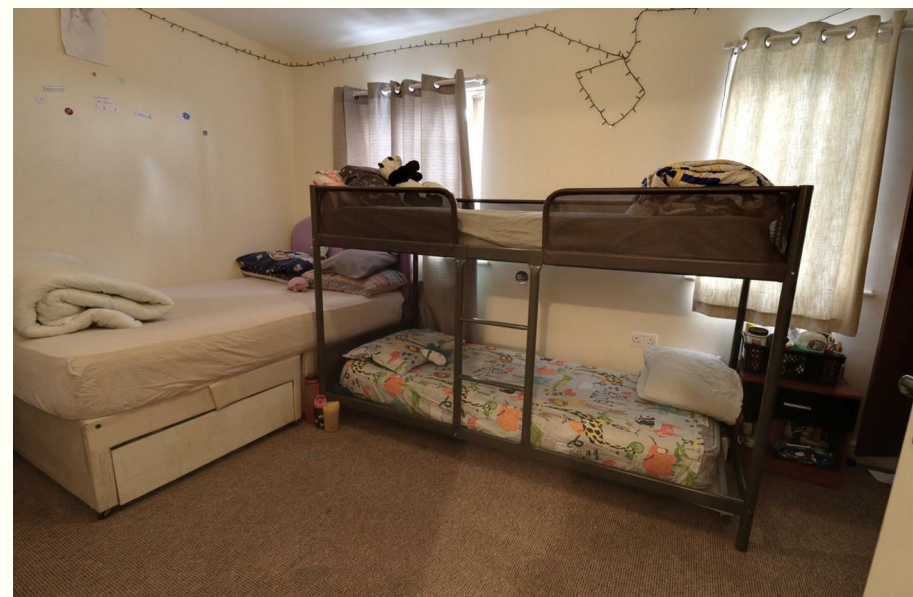




Directions

From the agents office turn off Nantwich Road into Ruskin Road and at the T junction turn left into Alton Street, take the next right hand turn into Flag Lane. Proceed through the traffic lights taking the next left hand turn and at the roundabout go straight across into Bateman Close, at the T junction turn left and the property is located on the right hand side clearly identified by our 'For Sale' sign.

Lounge	15'10" x 10'6" (4.85m x 3.21m)
Family Bathroom	
Bedroom Three	16'2" x 6'6", 278'10" (4.95m x 2,85m)
Stairs to Second Floor	
Bedroom One	16'0" x 10'6" (4.88m x 3.21m)
Jack & Jill En-Suite	
Bedroom Two	16'2" x 9'3" (4.95m x 2.84m)
Externally	
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.	
Council Tax	
Band C	





Floor Plans

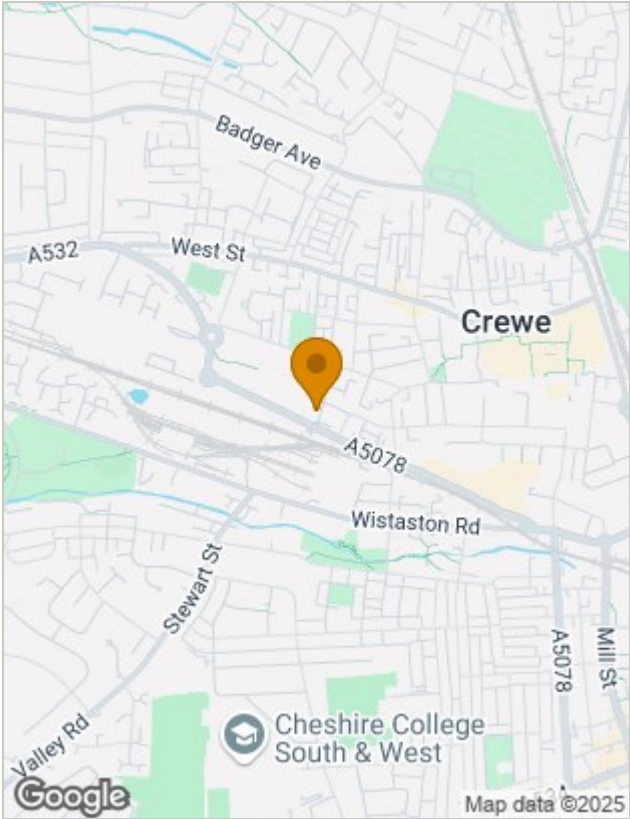


Viewing

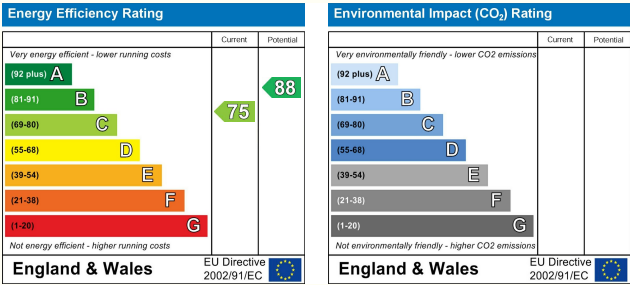
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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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