



8 Patterdale Close

CW2 8NX

Auction Guide £215,000



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STEPHENSON BROWNE



For sale by Modern Method of Auction: Starting Bid Price £215,000 plus reservation fee.

We are delighted to bring to the market this lovely detached home nestled within charming and much sought after area. The property is offered for sale with no buying chain involved allowing you to move in with in minimum of fuss, it offers a perfect blend of comfort and convenience sure to impress any discerning purchaser.

As you enter there is hallway giving access to the ground floor cloakroom and spacious lounge diner which has a large window to the front and French doors to the rear allowing light to flood in, all creating a wonderful social space ideal for entertaining family and friends making it easy to host gatherings or enjoy quiet evenings at home. The kitchen has a range of fitted units providing ample storage and there is a conservatory to the rear enjoying views of the garden.

On the first floor there are three bedrooms making this property is ideal for families or those seeking extra space, the modern bathroom boasts a four piece suite with it's own shower cubicle and separate bath.

Having a ground floor cloakroom and first floor bathroom ensures that morning routines run smoothly for everyone. The thoughtful layout enhances the flow of the home, creating a welcoming atmosphere throughout.

For those with vehicles, the property includes off road parking and a garage, a valuable feature in today's busy world. The surrounding area is known for its friendly community and access to local amenities, making it a desirable location for both families and professionals alike.

This property presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible neighbourhood. With its spacious interiors and practical features, double glazing and gas central heating it is sure to appeal to a wide range of buyers.

Do not miss the chance to make this lovely house your new 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 Porch

Entrance Hall

Lounge

13'11" x 10'5" (4.257 x 3.198)

Dining Area

8'11" x 7'8" (2.734 x 2.400)

Kitchen

9'3" x 7'1" (2.830 x 2.167)

Stairs to First Floor

Bedroom One

12'8" x 9'0" (3.876 x 2.766)

Bedroom Two

9'2" x 8'7" (2.807 x 2.622)

Bedroom Three

9'4" x 7'9" (2.860 x 2.366)

Bedroom Four

9'7" x 7'4" (max) (2.933 x 2.243 (max))

Family Bathroom

Externally

The property has gardens to the front and rear, the rear is enclosed providing an ideal area for sitting out during the summer months.

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.

Council Tax

Band C

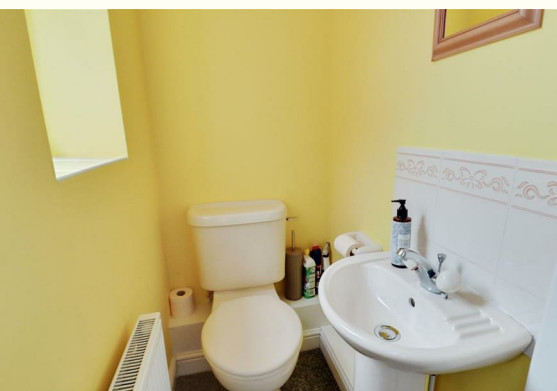
AML Disclosure

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.

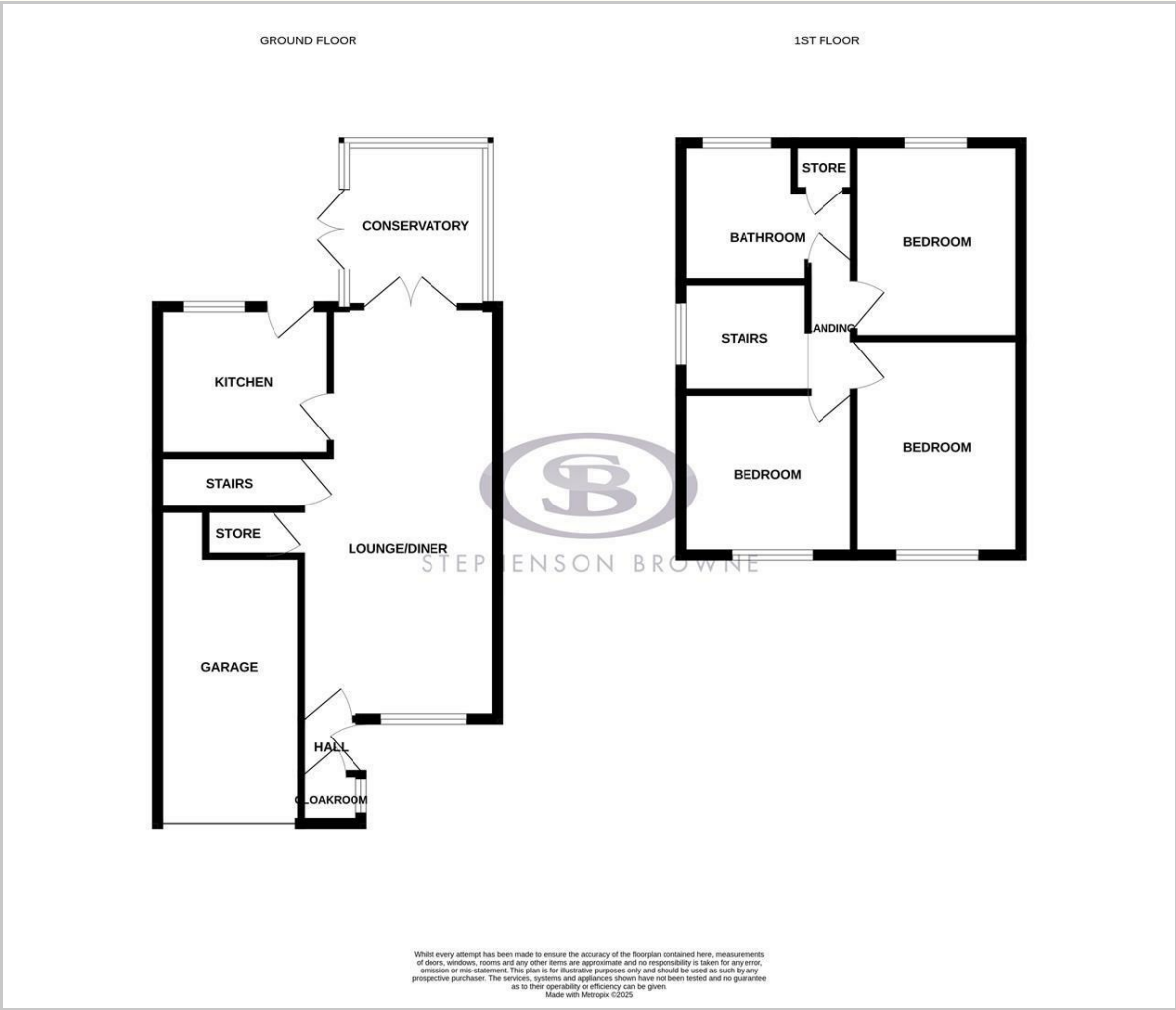
Why choose us?

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.



Floor Plan



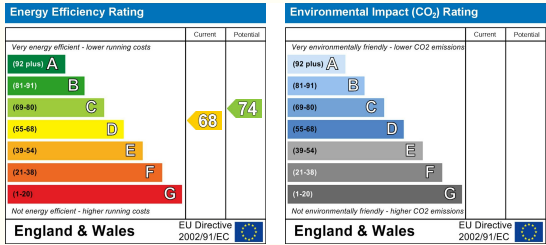
Viewing

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

Area Map



Energy Efficiency Graph



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

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