



17 STANIER CLOSE, CREWE, CW1 5GP

AUCTION GUIDE £280,000



STEPHENSON BROWNE

For sale by Modern Method of Auction:
Starting Bid Price £280,000 plus reservation fee.

Welcome to this deceptively spacious detached home offered for sale with no buying chain involved and located in the desirable area of Stanier Close, tucked in nicely set behind landscaped gardens. This property boasts an impressive three reception rooms, providing ample space for entertaining guests or simply relaxing with the family. With five spacious bedrooms, there is plenty of room for everyone to enjoy their own private space.

The house features three modern bathrooms, ensuring convenience and comfort for all residents. The detached nature of the property offers privacy and tranquility, making it the perfect retreat from the hustle and bustle of everyday life.

Located in a sought after residential area, this house is ideal for those looking for a peaceful yet convenient lifestyle, a well designed home each room flowing effortlessly into the next providing a lovely contemporary feel. Whether you're hosting a gathering in one of the reception rooms or unwinding in the spacious bedrooms, this property offers endless possibilities for creating your dream home.

Don't miss out on the opportunity to make this beautiful house in Stanier Close your new home. Book a viewing today and experience the charm and elegance this property has to offer.



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



Cloakroom

Living Room

18'0" x 11'2"

Kitchen

17'3" x 10'2"

Study/Family Room

16'11" x 7'7"

Conservatory

24'8" x 18'5"

Sitting Room

20'6" x 10'7"

Stairs to First Floor Landing

Bedroom One

11'5" x 10'7"

En-Suite Shower Room

Bedroom Two

7'11" x 7'9"

En-Suite Shower Room

Bedroom Three

13'9" x 13'1"

Bedroom Four

11'8" x 11'8"

Bedroom Five

9'11" x 7'9"

Bathroom

Gardens to Front Side and Rear

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?

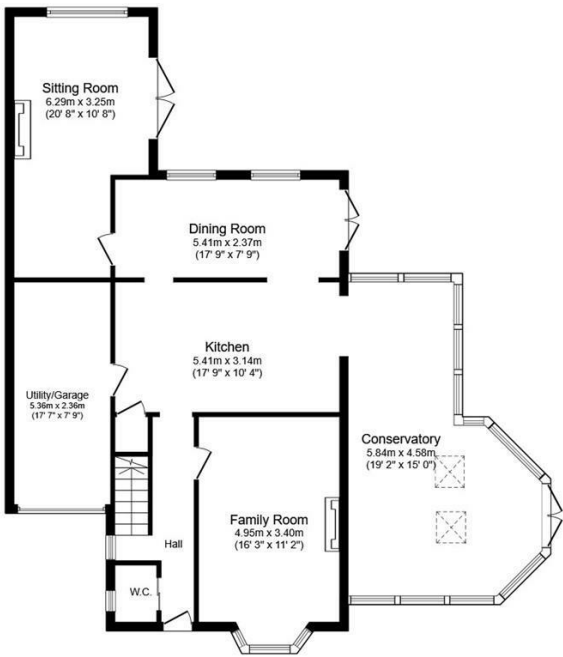
For a FREE valuation please call or e-mail and we will be happy to assist.

Council Tax

Band E

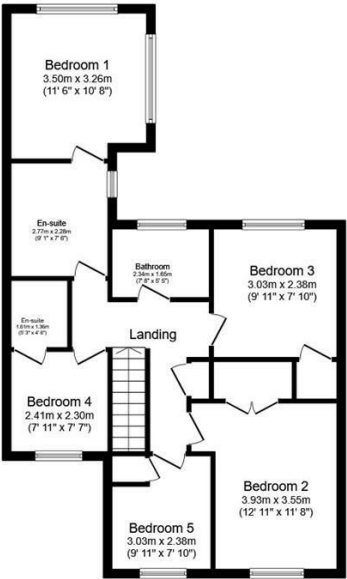


Floor Plan



Ground Floor

Floor area 118.2 sq.m. (1,272 sq.ft.) approx



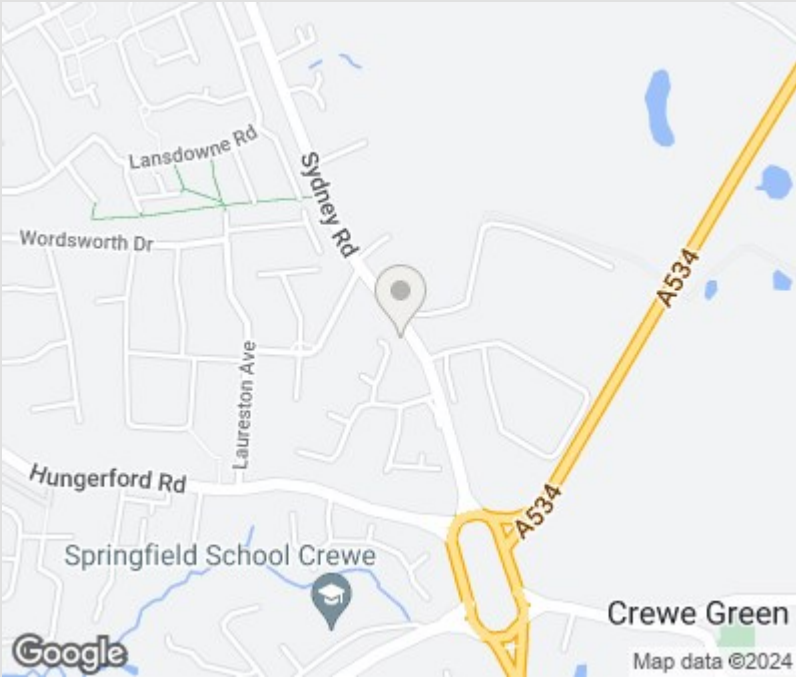
First Floor

Floor area 72.3 sq.m. (779 sq.ft.) approx

Total floor area 190.5 sq.m. (2,051 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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 Congleton Office on 01260 545600 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 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