



49 Stoneley Road

CW1 4NQ

Auction Guide £160,000



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STEPHENSON BROWNE



For sale by Modern Method of Auction: Starting Bid Price £160,000 plus Reservation Fee. We here at Stephenson Browne are pleased to announce the arrival of this superb detached true bungalow which is offered for sale with no buying chain involved. The property sits nicely within a great plot set back from the road within lovely gardens which extend to the front, side and rear enveloping the property with lawn areas, mature shrubs and flowers, patios and pathways all creating a wonderful outdoor space. This home should appeal to all age groups with lots of potential and versatility, you could certainly incorporate your own individual style and impression, or even extend (subject to the necessary planning approvals) should you so wish. To the side of the property is a great size driveway providing parking for several vehicles whilst also leading to the garage. It is worth noting that the rear garden is well screened and should provide an ideal area for sitting out during the summer months. The bungalow is spacious, with a welcoming open plan reception, three bedrooms one of which is currently used as a dining room, a study/hobby room and a lean to conservatory. The large open plan lounge with feature bow window to the front is a bright and airy room making a wonderful reception room ideal for entertaining friends and family. The breakfast kitchen has a lovely range of units providing ample storage and there is space for a table and chairs, a modern shower room completes the accommodation. The property has double glazing, gas central heating and is sure to impress upon inspection. Stoneley Road is located within the highly regarded and sought after semi rural location affording easy access to the M6 motorway at Junction 16 or 17 and the nearby market towns of Sandbach, Middlewich, Nantwich and Crewe are a short drive catering for all your shopping and leisure facilities. There are also local amenities also close to hand.

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.

Open Covered Porch

Giving access to the entrance door.

Entrance Porch

Wooden and glazed entrance door. Access to the study/hobby room. Wooden and glazed door to the hallway.

Hallway

Open hallway giving access to the majority of rooms. Built in storage cupboards.

Lounge

13'0" x 12'11" (3.978m x 3.962m)
Double glazed bow window to the front. Feature gas fire as fitted. TV point. Coving to ceiling. Radiator. Open plan to the hallway and dining room/bedroom 3.





Dining Room/Bedroom 3

11'0" x 10'0" (3.359m x 3.056m)

Double glazed window to the side. Sliding patio doors opening into the study/hobby room. Coving to ceiling. Brick archway leading to the hallway. Please note this room could be partitioned off to create a third bedroom.

Study

9'9" x 6'0" (2.981m x 1.839m)

Double glazed bow window to the front. Radiator. Wooden and glazed sliding doors opening into the dining room.

Breakfast Kitchen

15'9" x 8'10" extending to 10'3" (4.826m x 2.697m extending to 3.140m)

Two double glazed windows. Radiator. Range of fitted units comprising a single drainer sink unit. Base units under with cupboards and drawers. Wall mounted cabinets over with display glass doors. Breakfast bar area. Plumbing for a washing machine. Space for a fridge. Electric cooker. Complementary tiling.

Shower Room

Modesty double glazed window. Suite comprising a shower enclosure with wall mounted shower as fitted and glass screen. Vanity wash hand basin. Low level W.C. Complementary tiling. Heated towel rail.

Bedroom One

11'11" x 9'11" (3.647m x 3.023m)

Double glazed window. Radiator. Range of fitted wardrobes.

Bedroom Two

11'3" x 8'9" (3.433m x 2.685m)

Double glazed window. Radiator.

Lean To Conservatory

15'1" x 5'8" (4.621m x 1.732m)

Two double glazed windows and door opening to the garden. Wall light. Radiator.

Externally

The property stands within a lovely size plot with ample off road parking. To the front is a neat lawn with mature shrubs, flowers and hedge. There is a long driveway providing parking for several vehicles leading to the garage. To the rear the garden features a patio and lawn with mature shrubs all providing a wonderful area for sitting out during the summer months.

Garage

Up and over door.

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?

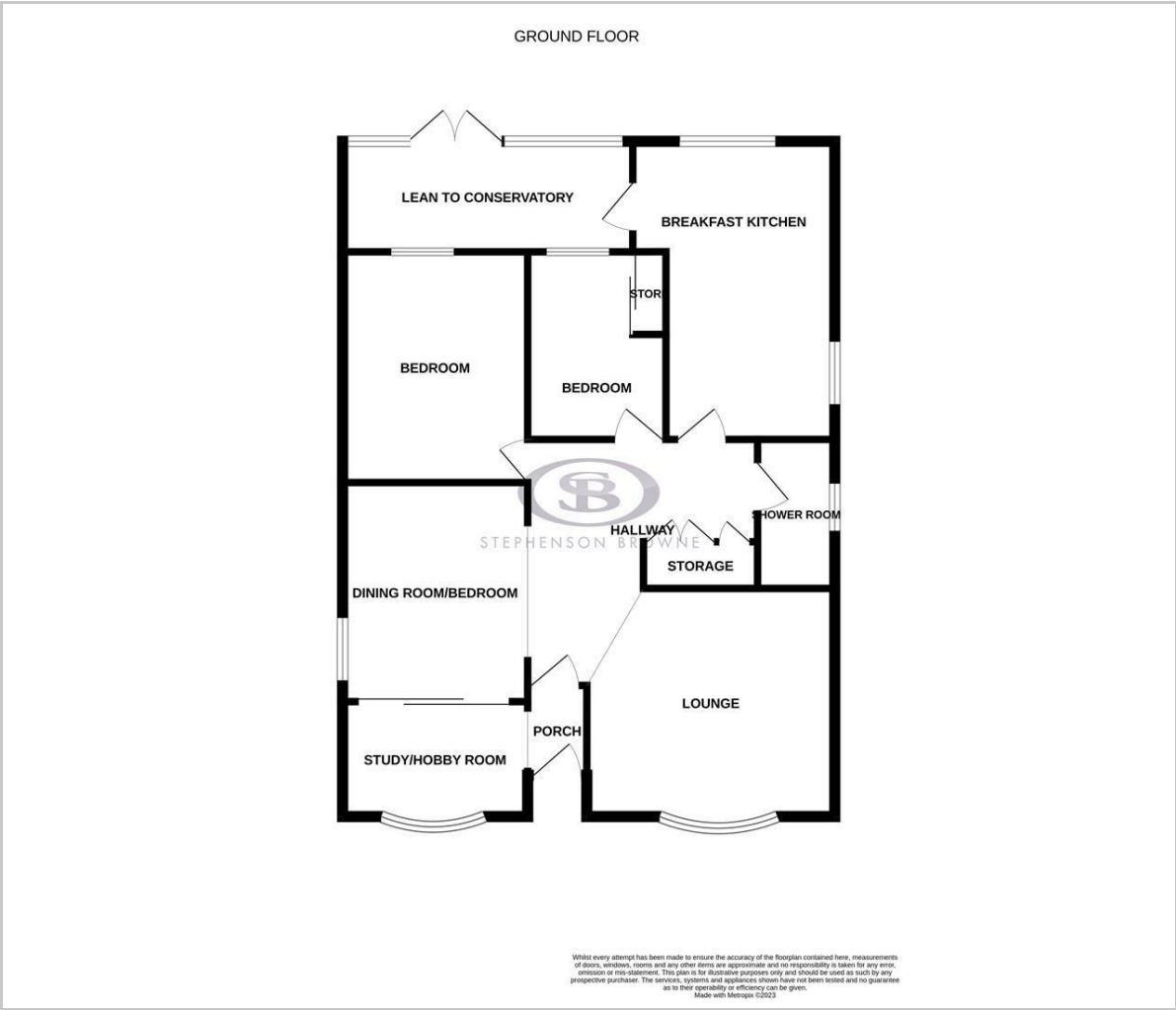
For a FREE valuation please call or e-mail and we will be happy to assist.

Council Tax

Band C



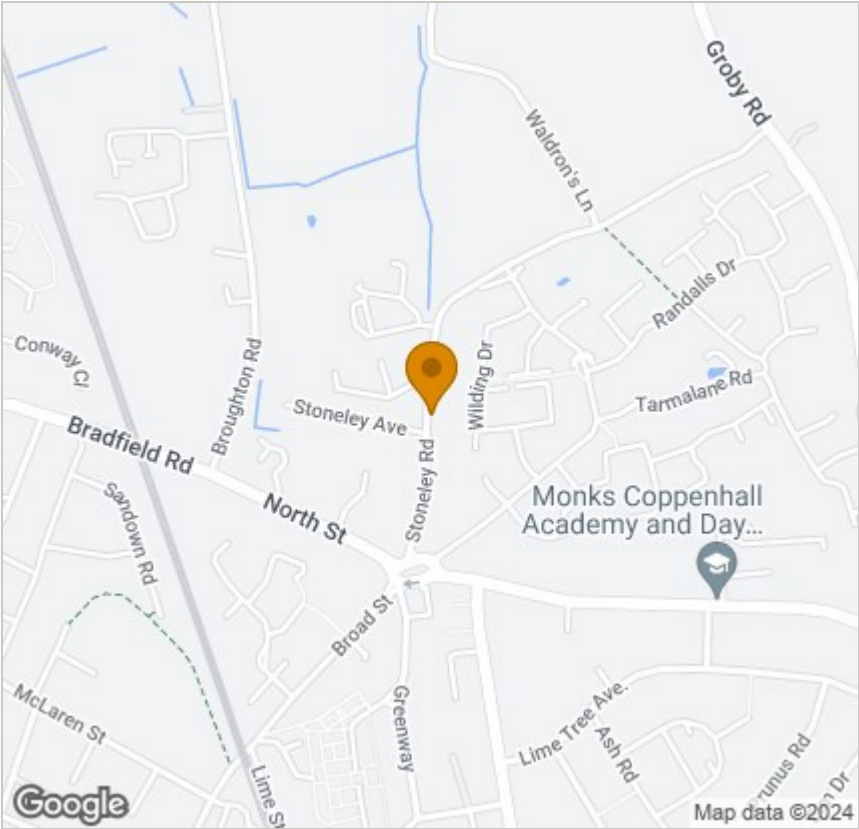
Floor Plan



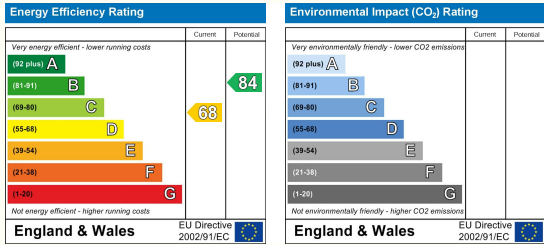
Viewing

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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