



**35 Lord Street**

CW2 7DH

**Auction Guide £77,000**



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STEPHENSON BROWNE



# 35 Lord Street

- For Sale Via Modern Method Auction
- Fitted Kitchen
- Ground Floor W.C.
- Enclosed Garden To Rear
- Ideal For A Wide Variety Of Buyers
- Two Large Receptions
- Two Double Bedrooms
- First Floor Bathroom
- DG & GCH
- Convenient & Popular Location

For sale by Modern Method of Auction: Starting Bid Price £77,000 plus reservation fee.

An early viewing is highly recommended to fully appreciate all that this wonderful home has to offer, there are lovely features, great room sizes and enclosed walled garden.

This delightful two double bedroom house presents an excellent opportunity for both first time buyers and investors alike. The property boasts a traditional bay windows, which not only enhances its curb appeal but also allows for an abundance of natural light to fill the living spaces.

Upon entering, you will find two generously sized reception rooms, seamlessly connected by double doors. This layout is perfect for entertaining guests or enjoying family time, providing a spacious and inviting atmosphere. The fitted kitchen is well equipped, offering practicality and style for all your culinary needs.

The two double bedrooms are thoughtfully designed, ensuring comfort and tranquility for restful nights. There is an invaluable WC on the ground floor and a first floor bathroom. This home is ideal for those seeking a peaceful retreat while still being conveniently located near local amenities and transport links.

Externally the property is fronted by a neat walled forecourt. To the rear is a walled garden with a large flagged patio there is an ornamental wall with wrought iron gate where you will find a good size raised astro turf area (this area currently covers a swimming pool). The garden will provide a wonderful outdoor area ideal for summer bar-be-queues whilst socialising with family and friends.

Additionally, this property is being offered through a modern method auction, which means there is no buying chain, allowing for a smoother and more efficient purchasing process.

Ring us today to secure your viewing.



## 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.



## Directions

From the agents office proceed along Nantwich Road in the direction of Nantwich and at the traffic lights turn left into Edleston Road, take the fourth right turn into Chapel Street and then right into Lord Street, the property is located on the left hand side clearly identified by our 'For Sale' sign.

## Entrance Hall

**Lounge** 15'8" x 10'10" (4.79m x 3.303m)  
**Sitting/Dining Room** 12'9" x 11'4" (3.911m x 3.475m)

## WC

**Fitted Kitchen** 9'9" x 7'3" (2.975m x 2.232m)  
**Bedroom One** 14'5" x 11'6" (4.406m x 3.520m)  
**Bedroom Two** 12'10" x 9'4" (3.921m x 2.852m)  
**Bathroom** 9'11" x 7'1" (3.033m x 2.181m)

## 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.

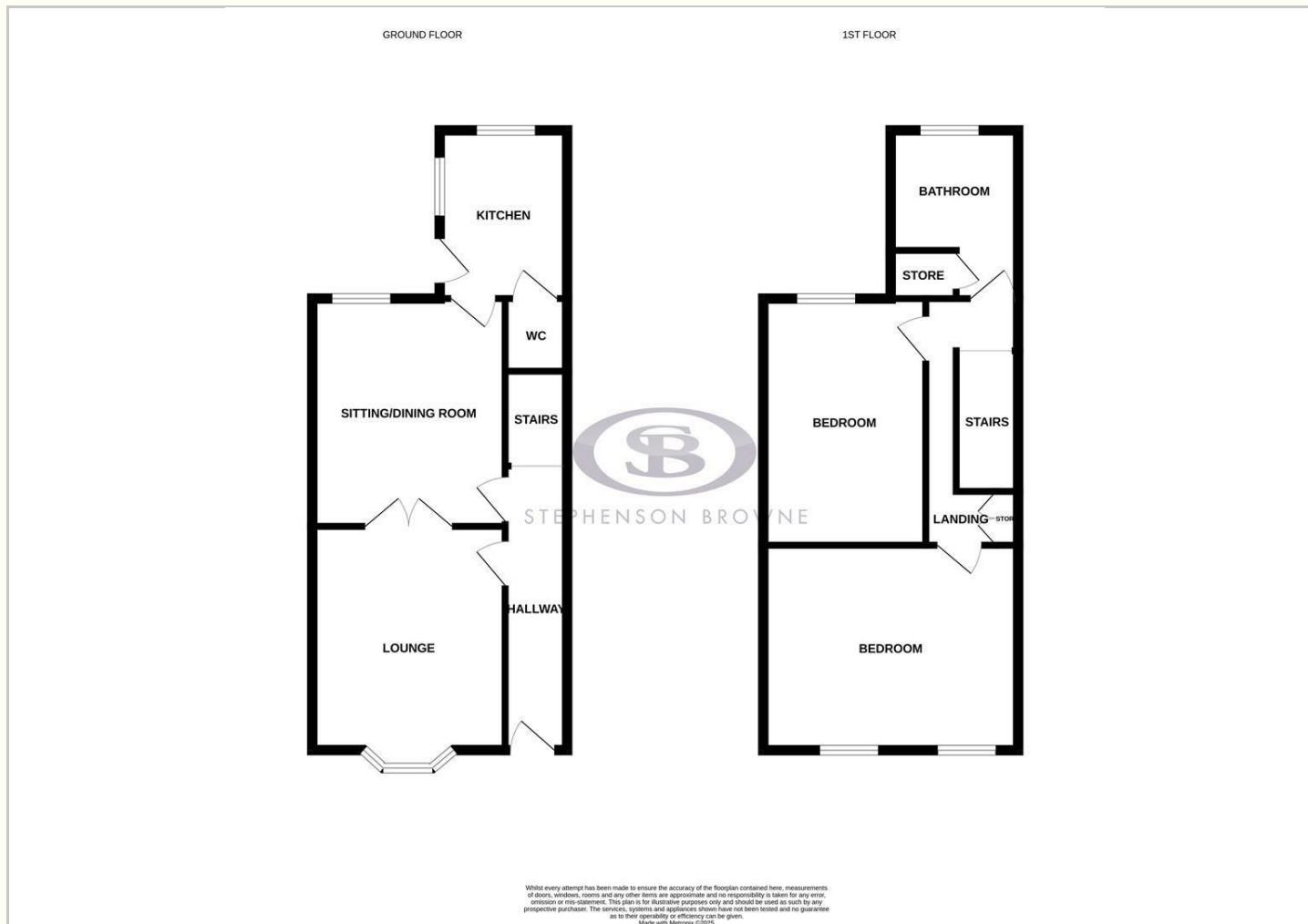
### Council Tax

Band





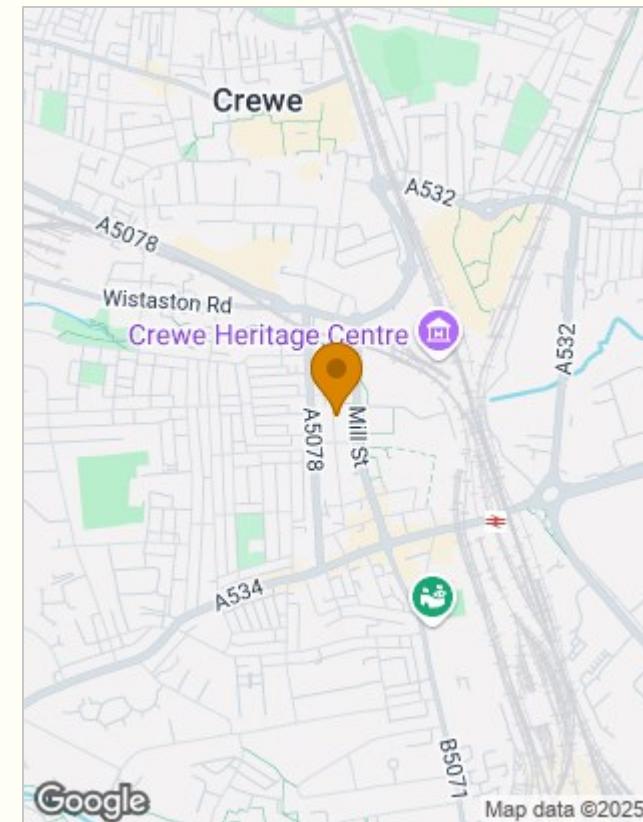
## Floor Plans



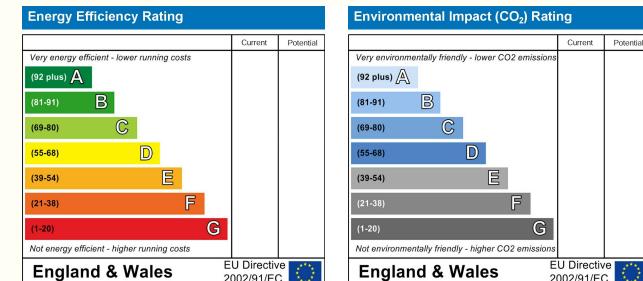
## Viewing

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

## Location Map



## Energy Performance 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 statement; (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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