



252 Booth Lane

CW10 0HA

Auction Guide £90,000



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STEPHENSON BROWNE

This two-bedroom period property on Booth Lane in Middlewich presents an excellent opportunity for both developers and those seeking a project. Offered for sale through our fast sale service, the Modern Method of Auction via Iamsold, this home comes with the added benefit of no onward chain, making it an attractive prospect for buyers looking to move swiftly.

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The two well-proportioned bedrooms offer comfortable living quarters, while the bathroom is conveniently located to serve the household.

One of the standout features of this home is its picturesque canal-side views, which enhance the overall appeal of the location. The enclosed rear yard provides a private outdoor space, perfect for enjoying the fresh air or for potential landscaping projects. Additionally, the large outbuilding offers further possibilities for storage or conversion, making it a versatile addition to the property.

With its convenient location and potential for development, this period house is a rare find in the market. Whether you are looking to invest or create your dream home, this property is well worth your consideration.



Modern Method of Auction

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Sitting Room

11'11" x 9'10"

Dining Room

11'11" x 10'9"

With understairs storage.

Kitchen

8'6" x 6'3"

Utility

5'8" x 4'3"

Bedroom One

12'0" x 10'9"

With fitted wardrobes.

Bedroom Two

12'0" x 11'6"

Bathroom

6'3" x 5'6"

With access to a storage cupboard.

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.

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 SB Sandbach To Sell Your Property?

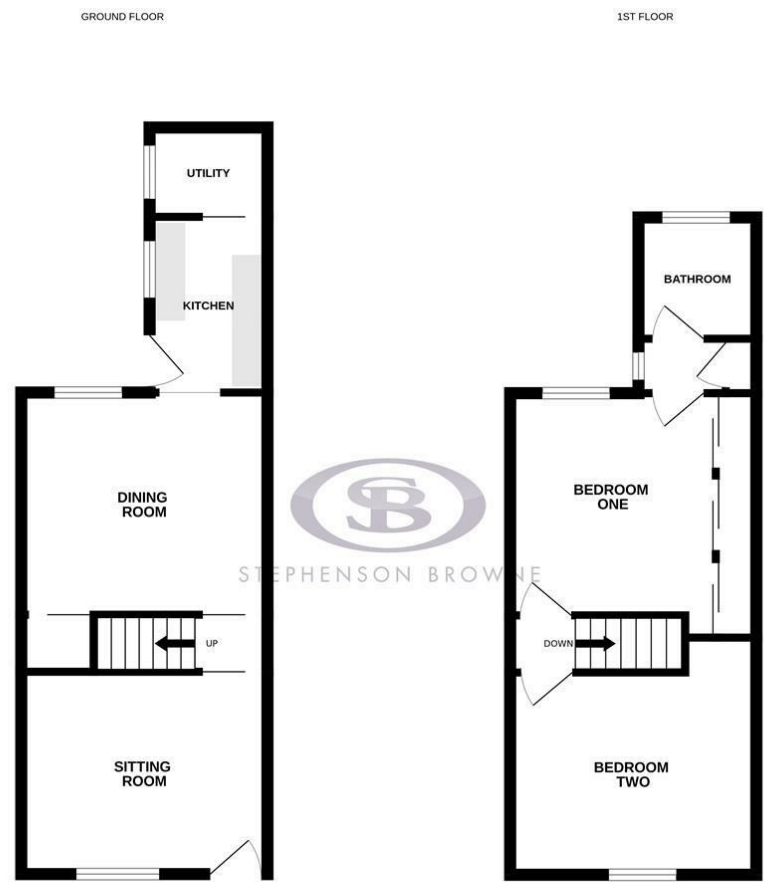
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.



- Fast Sale Service
- Modern Method of Auction
- No Onward Chain
- Attention Developers
- Convenient Location
- Canal Views
- Project Property
- Period Property
- Outbidding
- Private Enclosed Rear Garden

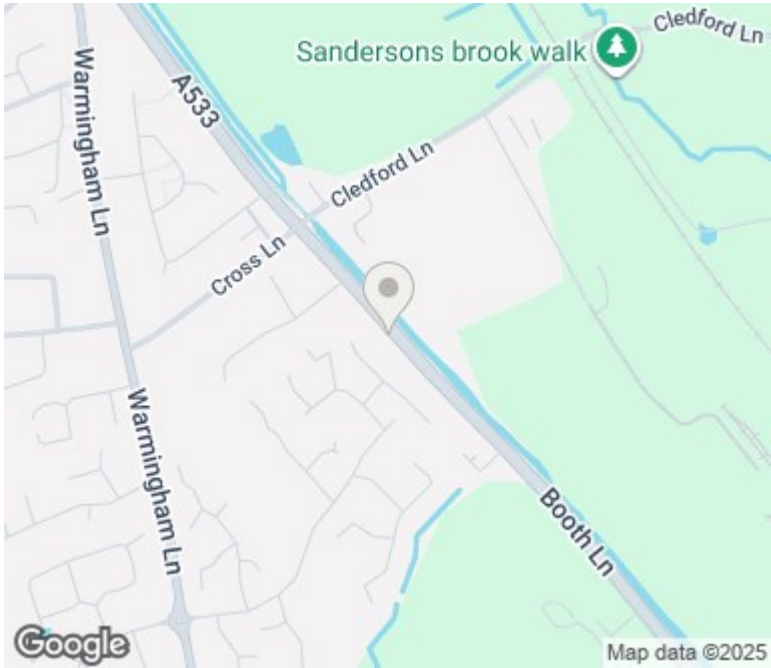


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 Sandbach office if you wish to arrange a viewing appointment 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