



## 9 Dukes Crescent

CW11 1BL

**Auction Guide £225,000**



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STEPHENSON BROWNE

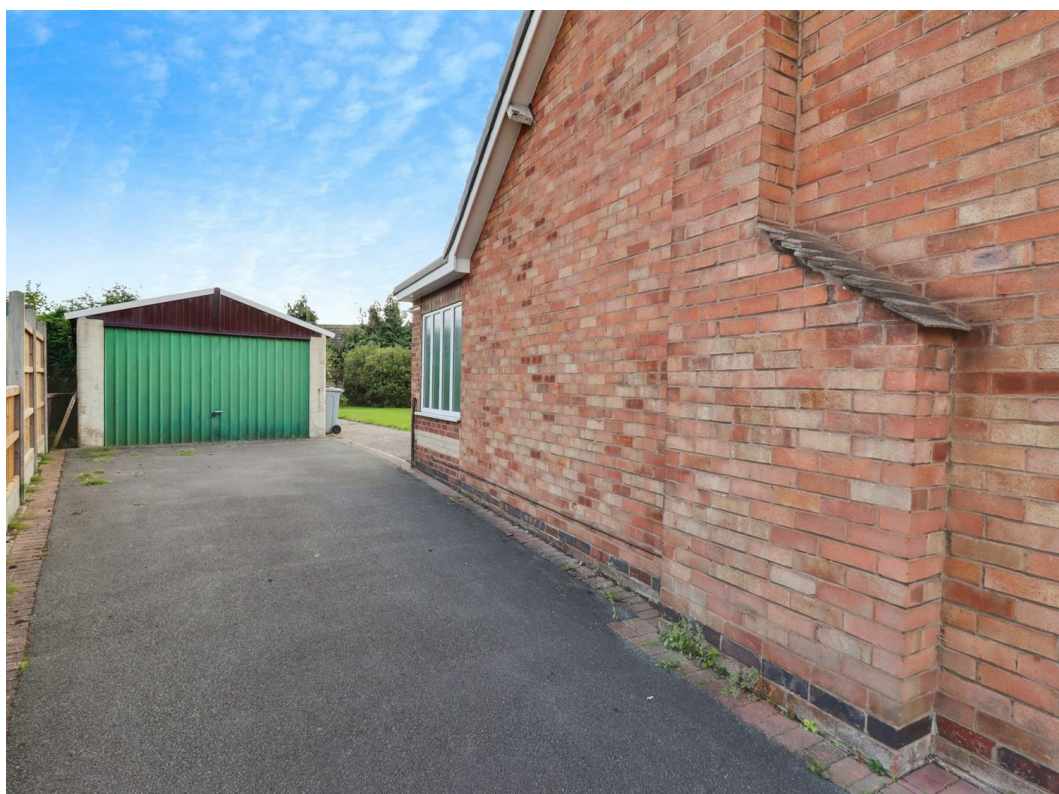
This detached bungalow on Dukes Crescent in Sandbach presents an excellent opportunity for both homebuyers and investors alike. The property is offered for sale via our fast sale service, a modern method of auction, and comes with the added benefit of no chain, ensuring a smooth and efficient purchasing process.

The bungalow is set on a substantial plot, providing ample outdoor space for gardening enthusiasts or those who simply enjoy the outdoors. The extensive driveway accommodates parking for several vehicles, making it ideal for families with multiple cars or for hosting guests. Additionally, the large garden offers a wonderful area for relaxation and recreation, perfect for summer gatherings or quiet evenings.

One of the standout features of this property is the large loft space, which presents exciting development potential. Whether you envision creating additional living / bedroom areas or simply require extra storage, this space can be tailored to meet your needs.

Conveniently located within walking distance to Sandbach town centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and parks.

This bungalow is a rare find in a desirable location, making it an excellent choice for those looking to invest in a property with both charm and potential. Do not miss the opportunity to make this lovely home your own.



### **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.

### **Porch**

6'3" x 2'4"

### **Hall**

8'4" x 7'2"

### **Kitchen**

14'10" x 7'10"

### **Living Room**

14'0" x 9'10"

### **Dining Room**

7'10" x 7'8"

### **Conservatory**

9'0" x 6'5"

### **Bedroom One**

12'11" x 10'11"

### **Bedroom Two**

11'0" x 9'1"

### **Bathroom**

7'10" x 5'10"

### **Loft**

32'9" x 7'11"

### **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.

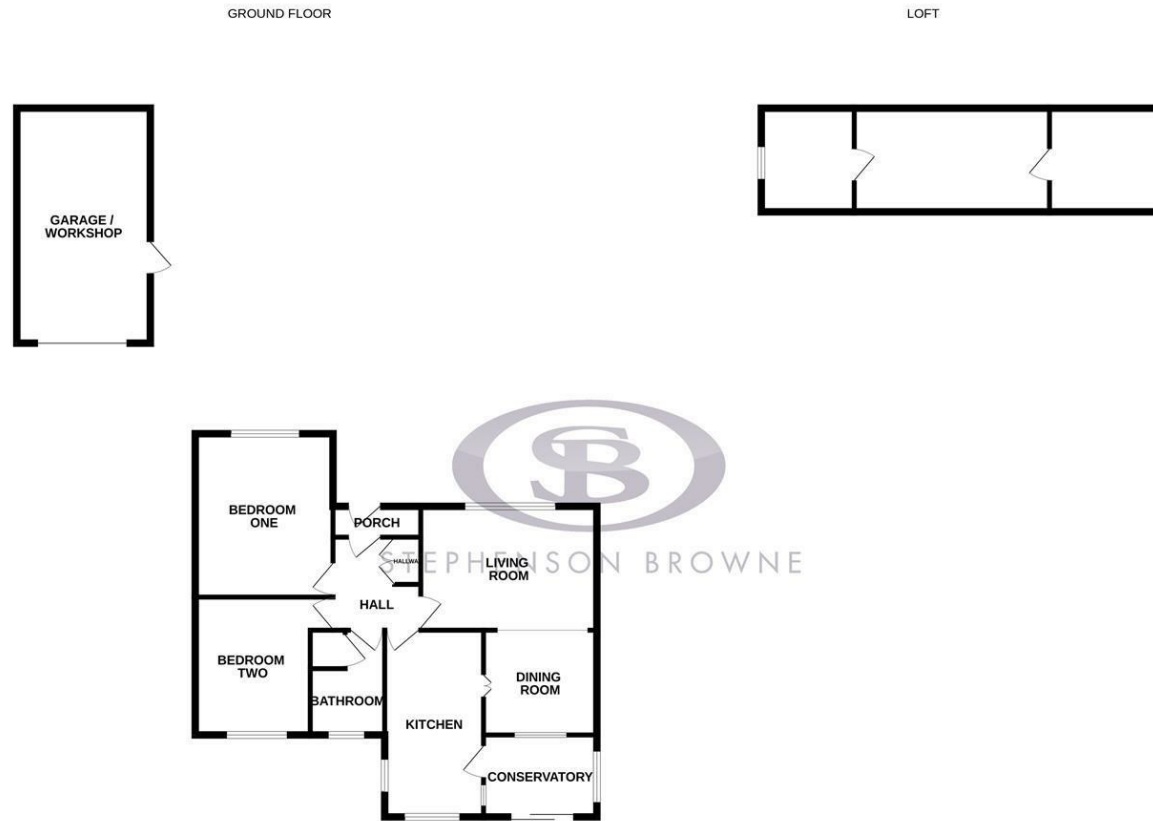


- Modern Method of Auction
- Fast Sale Service
- No Chain
- Development Potential
- Substantial Plot
- Extensive Driveway Parking
- Large Gardens
- Large Loft



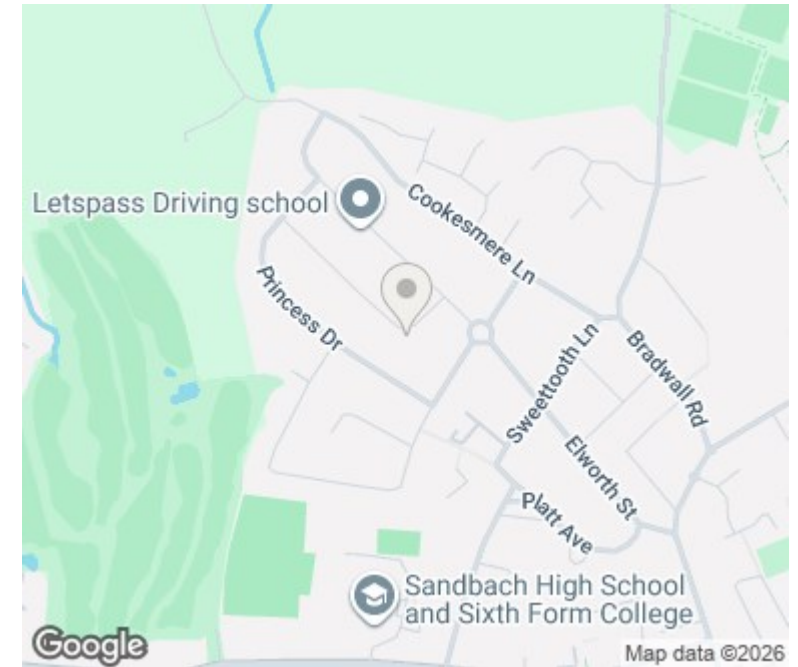


# Floor Plan



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any 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