



**6 Latham Road**

CW11 4PJ

**Auction Guide £117,000**



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STEPHENSON BROWNE

For sale by a Modern Method of Auction: starting bid price £117,000 this semi-detached house presents an excellent opportunity for those seeking a property with great potential. With two well-proportioned bedrooms and a comfortable reception room, this home is perfect for investors or first-time buyers looking to make their mark.

The property is being offered for sale by a modern method of auction, ensuring a straightforward and transparent purchasing process. With vacant possession and no onward chain, you can move in without delay and start envisioning the possibilities that await.

While the house is in need of modernisation, this allows you to tailor the space to your personal taste and requirements. The off-road parking and detached garage provide added convenience, making it easy to manage your vehicles and belongings.

Situated close to the heart of Sandbach, you will find yourself within easy reach of local amenities, shops, and popular schools, making this location ideal for families.

In summary, this semi-detached house on Latham Road is a promising investment for those willing to undertake a little renovation. With its prime location and potential for transformation, it is a property not to be missed.



## **Modern Method Of Auction Information**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### **Reception Room**

19'4" x 10'11"

### **Kitchen**

7'10" x 7'10"

### **Bedroom One**

14'5" x 8'10"

With fitted storage.

### **Bedroom Two**

10'11" x 10'2"

### **Bathroom**

6'4" x 5'5"

### **Outbuilding**

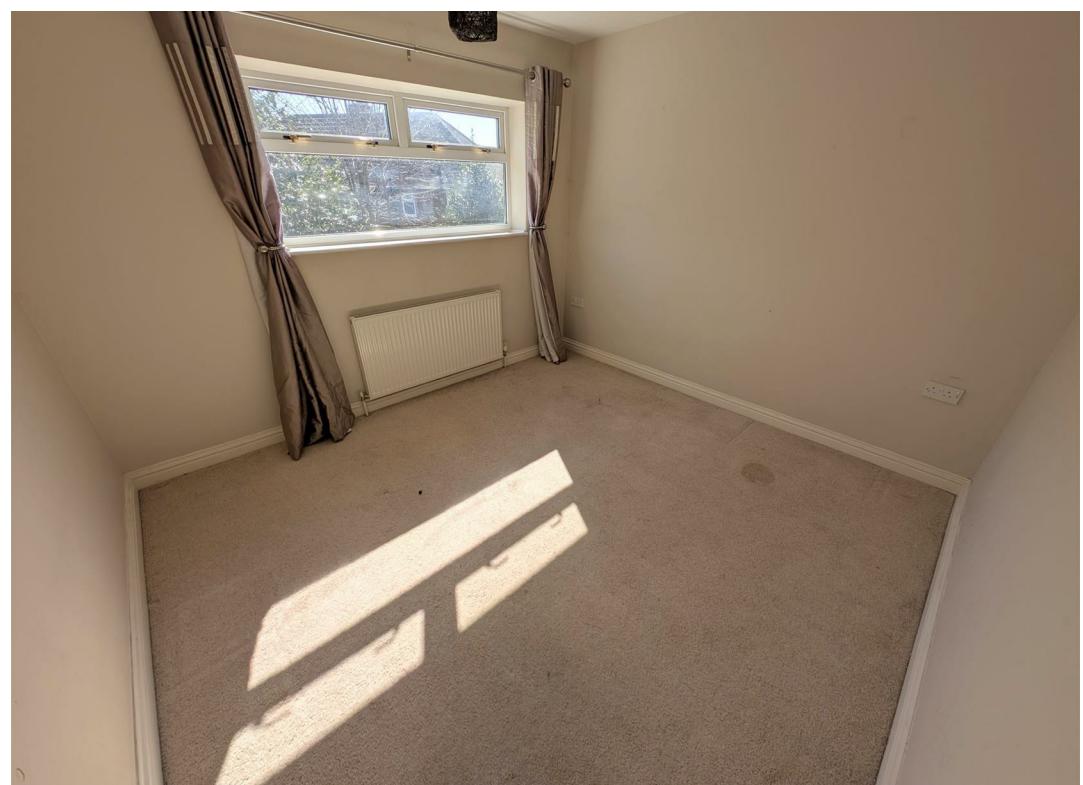
9'10" x 8'0"

Two separate store rooms with porch area.

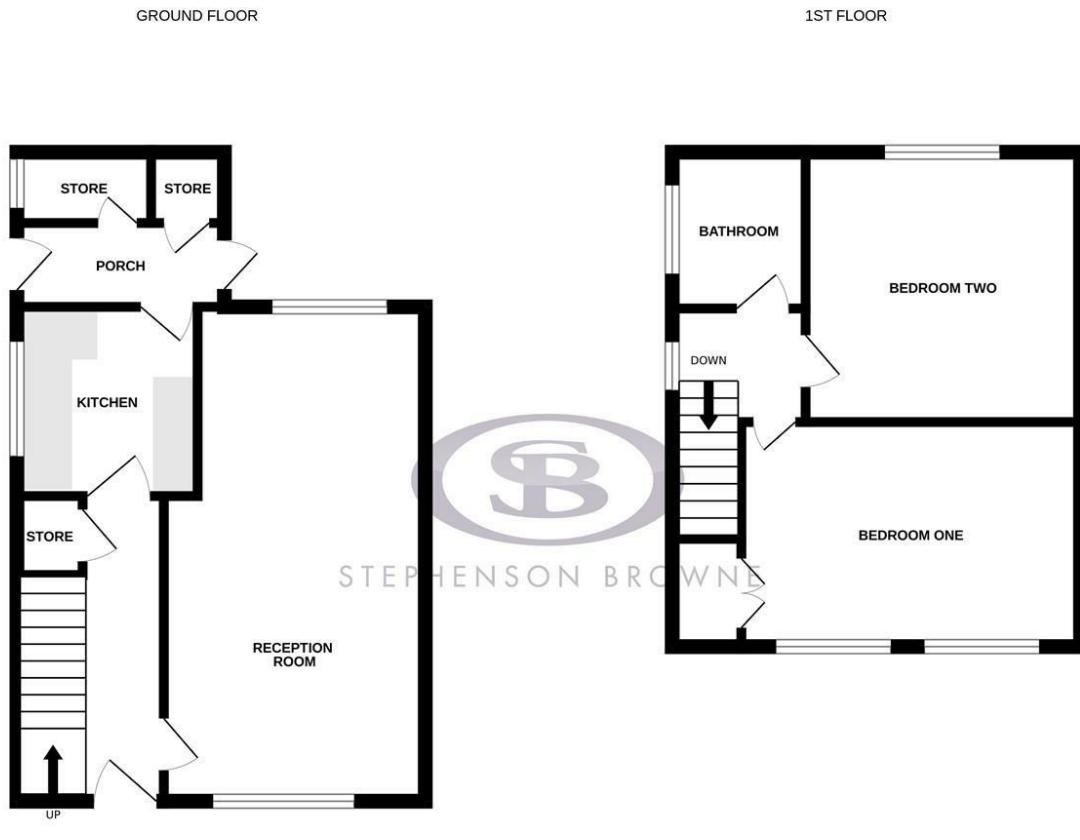
### **Garage**



- No Onward Chain
- Fast Sale Service
- Garage
- Outbuildings
- Scope for Development
- Off Road Parking

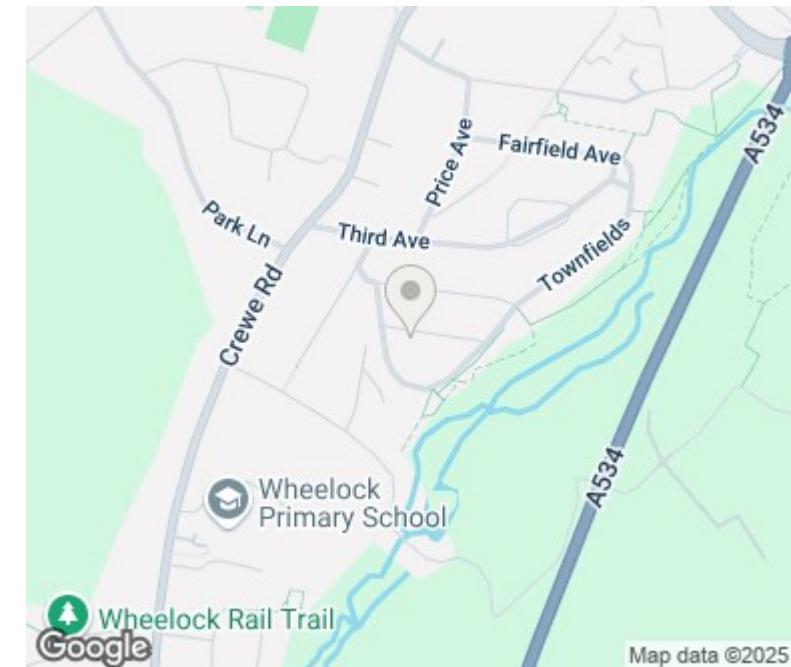


## Floor Plan



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, fixtures and fittings 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		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 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 the correctness of each item; (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