



3 Fountain Cottages Mill Lane

CW11 4SG

Auction Guide £110,000



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STEPHENSON BROWNE

A developer's dream - Welcome to Fountain Cottages, tucked away in the charming countryside of Sandbach, this end terraced cottage on Mill Lane presents a unique opportunity for those seeking a project with immense potential. Boasting two reception rooms and two bedrooms, this property is ideal for anyone looking to create their dream home. The house features one bathroom and offers a blank canvas for complete renovation, allowing you to tailor the space to your personal taste.

One of the standout features of this property is the extensive land at the rear, which not only enhances the outdoor space but also provides ample opportunity for extension and reconfiguration, subject to obtaining the necessary permissions. This makes it an attractive prospect for both investors and families alike.

The location is particularly appealing, as it combines the tranquillity of a countryside setting with the convenience of nearby transport links, ensuring that you remain well-connected to the surrounding areas.

This property is available for sale via our Fast Sale Service with no onward chain, making it an efficient choice for those eager to embark on their renovation journey. Ready to view, this house is a rare find in a desirable location, offering the chance to create a bespoke living space in a picturesque environment. Don't miss out on this exceptional opportunity to transform a house into a home.



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 One

12'0" x 10'10"

Reception Room Two

12'0" x 11'0"

Kitchen

7'1" x 6'1"

Porch

6'2" x 2'8"

Wet Room

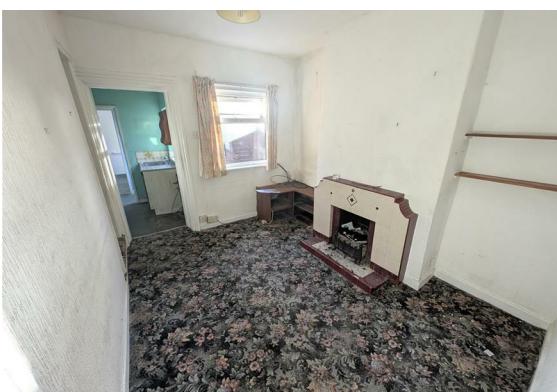
6'6" x 5'3"

Bedroom One

12'0" x 10'9"

Bedroom Two

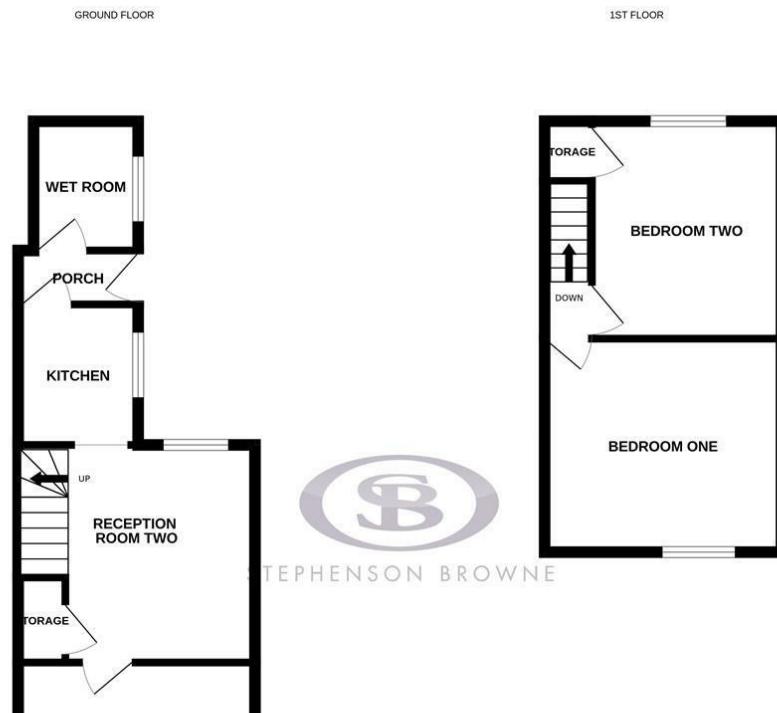
11'0" x 9'7"



- Development Opportunity
- Fast Sale Service
- Modern Method of Auction
- Ready to View
- Scope for Extension & Reconfiguration
- No Onward Chain
- Vacant Possession
- Extensive Land at Rear
- Countryside Location
- Close to Transport Links

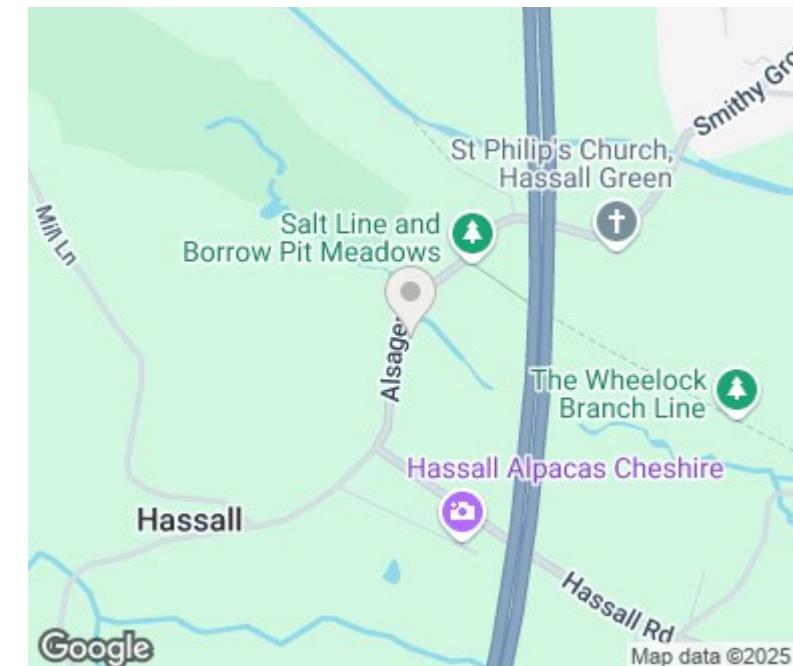


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate and should not be relied upon for any construction or planning purposes. 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 working efficiency can be given.
Made with Microsoft Office.

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	2	
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 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