



579 Crewe Road

CW11 3RZ

Auction Guide £99,000



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STEPHENSON BROWNE

For Sale by Modern Method of Auction –
Iamsold Fast Sale Service | No Onward Chain

An excellent opportunity for developers and investors to acquire this two-bedroom cottage set along Crewe Road in Wheelock, Sandbach, offered with no onward chain and plenty of scope to add value.

The property is ideally positioned close to local schools, picturesque canalside walks, and benefits from excellent road links, making it well suited for commuters while still enjoying a semi-rural village feel.

Requiring modernisation throughout, this project property offers strong potential for improvement and reconfiguration, subject to the necessary consents. Of particular note is the generous rear area, which may lend itself to substantial off-road parking, a highly desirable feature for properties in this location.

With its characterful cottage appeal, convenient setting, and clear development potential, this property represents a fantastic investment or refurbishment opportunity.

Early viewing is recommended to fully appreciate the potential on offer.



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.

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

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 4.5% 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.

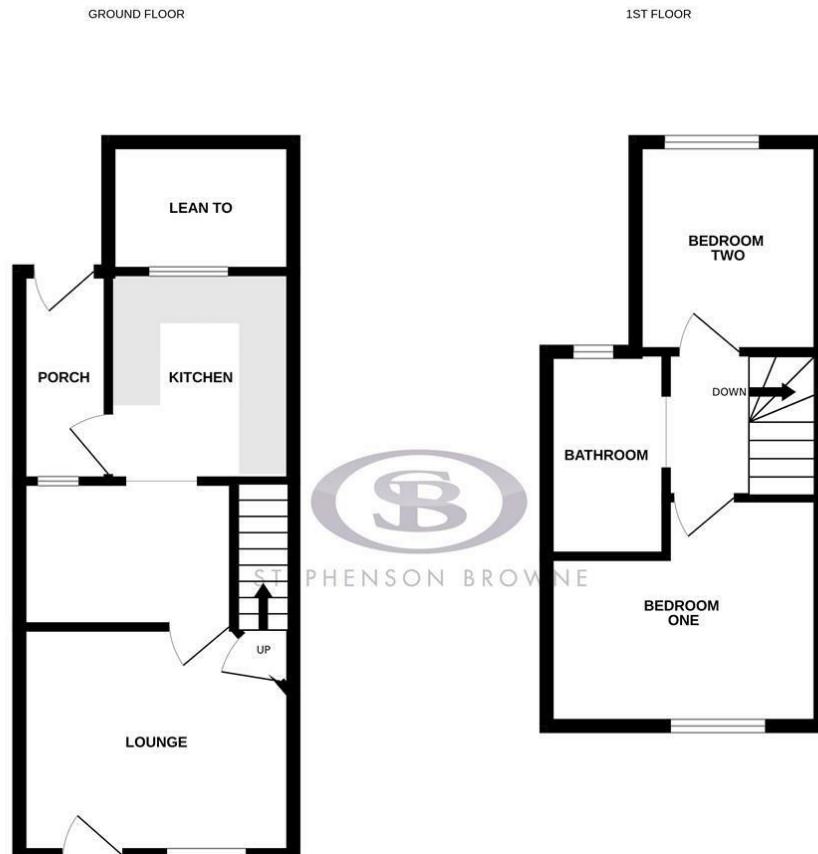
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



- Fast Sale Service
- No Onward Chain
- Modern Method of Auction
- Attention Developers
- Potential For Substantial Rear Parking
- Convenient Wheelock Location
- Excellent Transport Links
- Rear Garden and Parking
- Canal Walks Nearby and Field Views Behind
- Project Property



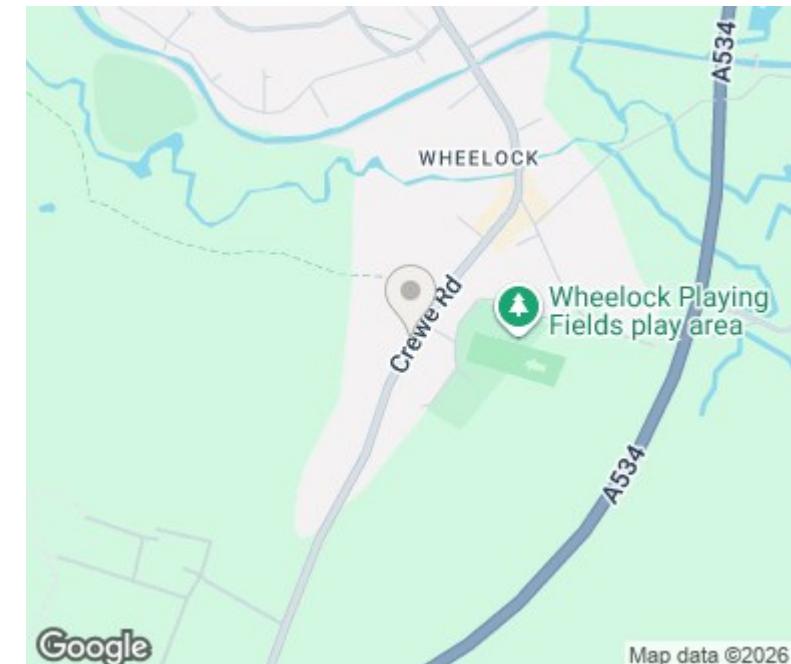
Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate, room sizes are for guidance only and no responsibility is accepted for any omission or inaccuracy. 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.

Measured by Henderley 02020

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 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