



12 DEANS LANE, SANDBACH, CW11 3HE

AUCTION GUIDE £250,000



STEPHENSON BROWNE

This delightful three-bedroom semi-detached house on Deans Lane in Sandbach presents an excellent opportunity for both families and investors alike. Available for sale through our Fast Sale Service via Iamsold's Modern Method of Auction, this property comes with the added benefit of no onward chain, ensuring a smooth transition for the new owner.

Upon entering, you will find two spacious reception rooms that offer versatile living spaces, perfect for entertaining guests or enjoying quiet family evenings. The separate kitchen is well-equipped and provides a functional area for culinary pursuits. The property also boasts fitted wardrobes and a convenient store room, catering to all your storage needs.

The upstairs shower room is complemented by a downstairs WC, making it practical for family living. Outside, the extensive driveway can accommodate several vehicles, providing ample parking for residents and visitors alike. Additionally, a detached garage adds further convenience.

One of the standout features of this home is the long, private, and enclosed garden to the rear. This outdoor space is a true gem, offering numerous options for landscaping and gardening enthusiasts, as well as plenty of sun traps for those who enjoy basking in the sunshine.

In summary, this semi-detached house on Deans Lane is a fantastic opportunity to create a comfortable family home in a desirable location. With its generous living spaces, ample parking, and beautiful garden, it is sure to attract interest. Do not miss the chance to make this property 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.

Entrance Hall

9'10" x 5'10"

Living Room

12'9" x 11'0"

Drawing Room

11'9" x 11'8"

Kitchen

11'8" x 6'6"

Rear Porch

3'8" x 3'2"

Store

4'3" x 3'2"

WC

7'6" x 3'0"



Landing

7'8" x 7'2"

Bedroom One

13'1" x 11'1"

Bedroom Two

11'8" x 10'10"

Bedroom Three

7'8" x 7'0"

Shower Room

8'0" x 6'6"

Garage

14'0" x 7'9"

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?

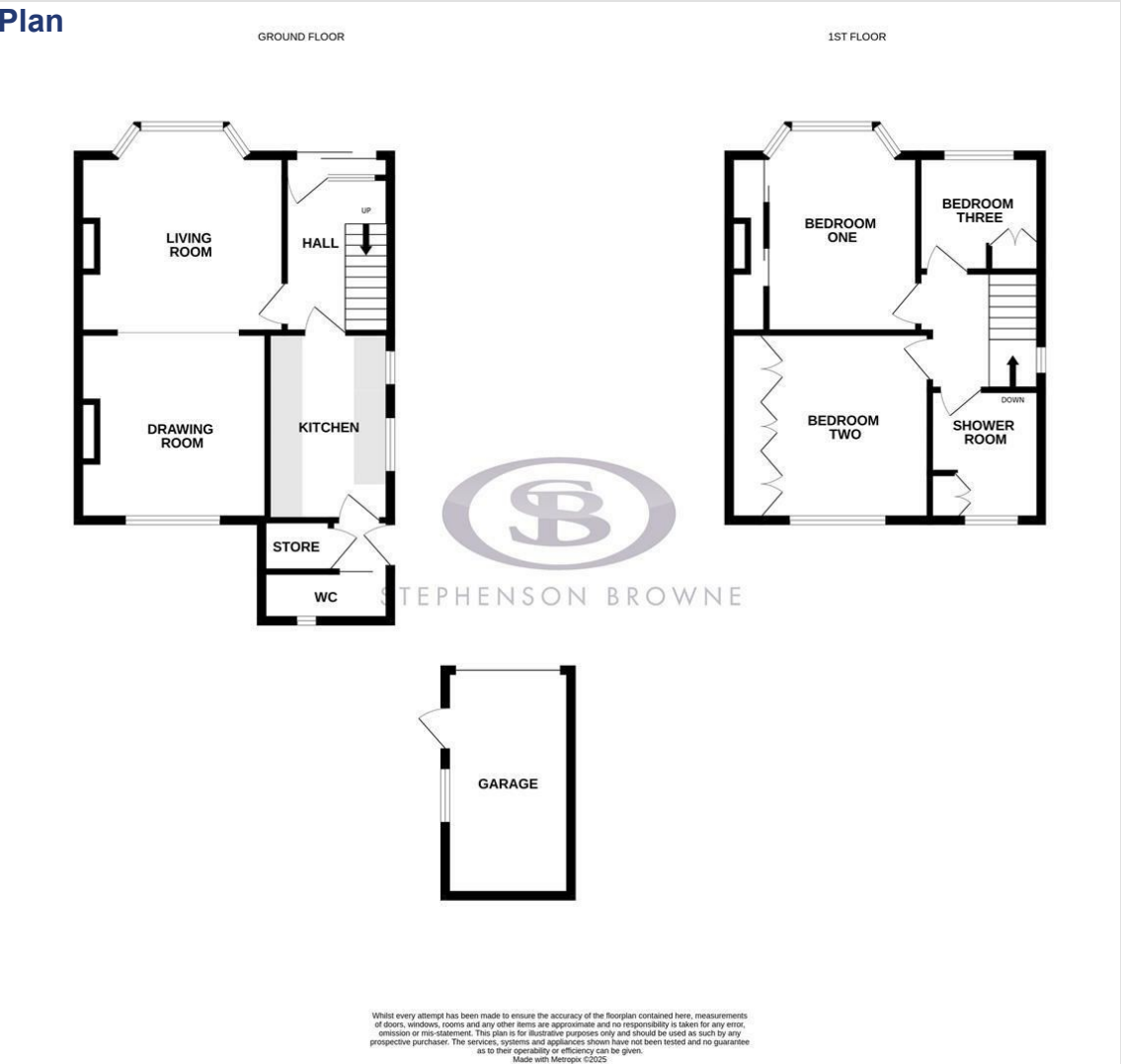
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200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



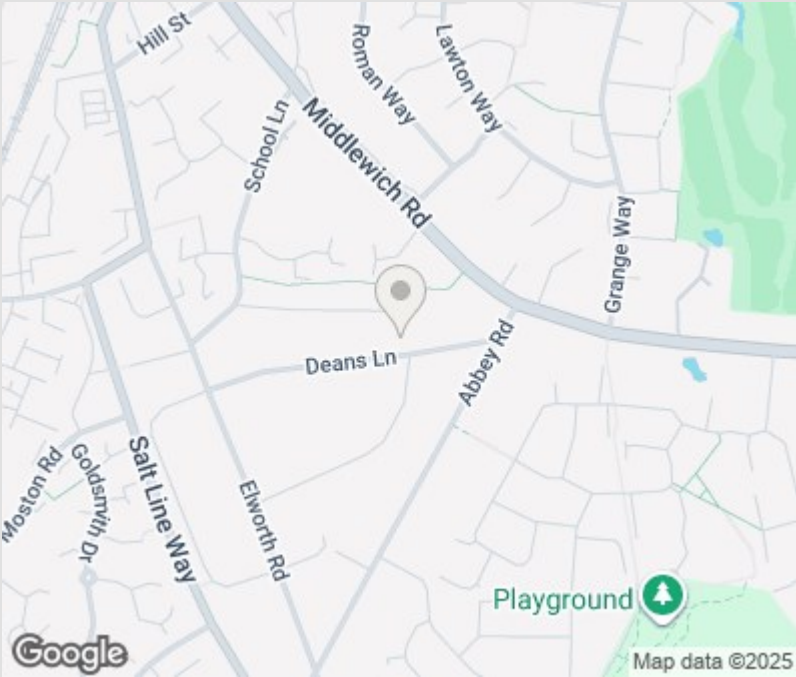




Floor Plan



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 on 01270 763200 if you wish to arrange a viewing appointment for this property 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

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