



36 School Lane

CW11 3HU

Auction Guide £130,000



STEPHENSON BROWNE

****FOR SALE BY MODERN METHOD OF AUCTION**** Beautifully presented first floor apartment found on a popular development with excellent transport links to the M6, Sandbach Train Station and of course, Sandbach Town Centre.

Agents Remarks

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).

A fantastic opportunity to purchase this fabulous first floor, three bedroom apartment in an excellent location close to transport links, Sandbach Train Station, the M6 and of course Sandbach Town Centre. This beautiful apartment is ideal for first time buyers and those looking to downsize and also presents a fantastic rental opportunity or for first time buyers.

In brief the property comprises; entrance hallway, three bedrooms, shower room, lounge/diner and kitchen. To the front of the property there is a communal garden and to the rear there is a parking space included in the communal parking area.

This tastefully decorated apartment is available with NO ONWARD CHAIN, viewings highly recommended.

Location

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

ACCOMMODATION

Entrance Hallway

Wooden front door, two ceiling light points, smoke alarm, two radiators, wood effect laminate flooring, storage cupboard housing boiler system.

Kitchen

6'1" x 9'9" (1.875 x 2.986)

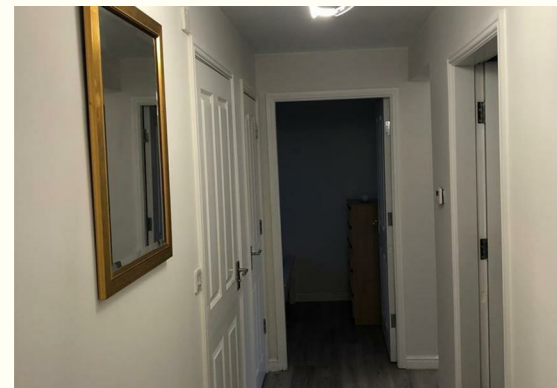
Good range of white handleless wall and base units with contrasting work surface over, integrated stainless steel sink with mixer tap and drainer, integrated four ring induction hob with extractor fan over, integrated dishwasher, washing machine, integrated double oven, fridge freezer, tiled surround, spotlighting, UPVC double glazed window to the rear elevation, wood effect laminate flooring.

Lounge

14'11" x 11'9" (4.556 x 3.603)

UPVC double glazed window to the front elevation, ceiling light point, radiator, tv point.





Bedroom One

10'1" x 10'9" (3.078 x 3.291)

UPVC double glazed window to the front elevation, ceiling light point, radiator.

Bedroom Two

10'1" x 9'5" to the maximum (3.096 x 2.880 to the maximum)

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

Bedroom Three

10'4" x 6'9" (3.153 x 2.074)

UPVC double glazed window to the front elevation, radiator, ceiling light point.

Shower Room

6'3" x 6'0" (1.912 x 1.853)

Back to wall WC, wash hand basin with mixer tap inset into vanity unit, shower tray with glass screen and waterfall and mixer shower over, fully tiled floor, fully tiled walls, grey panel radiator, spotlighting, shaver point, extractor fan, UPVC double glazed frosted window to the rear elevation.

OUTSIDE

Front

Grass areas

Rear

Communal parking.

Auction

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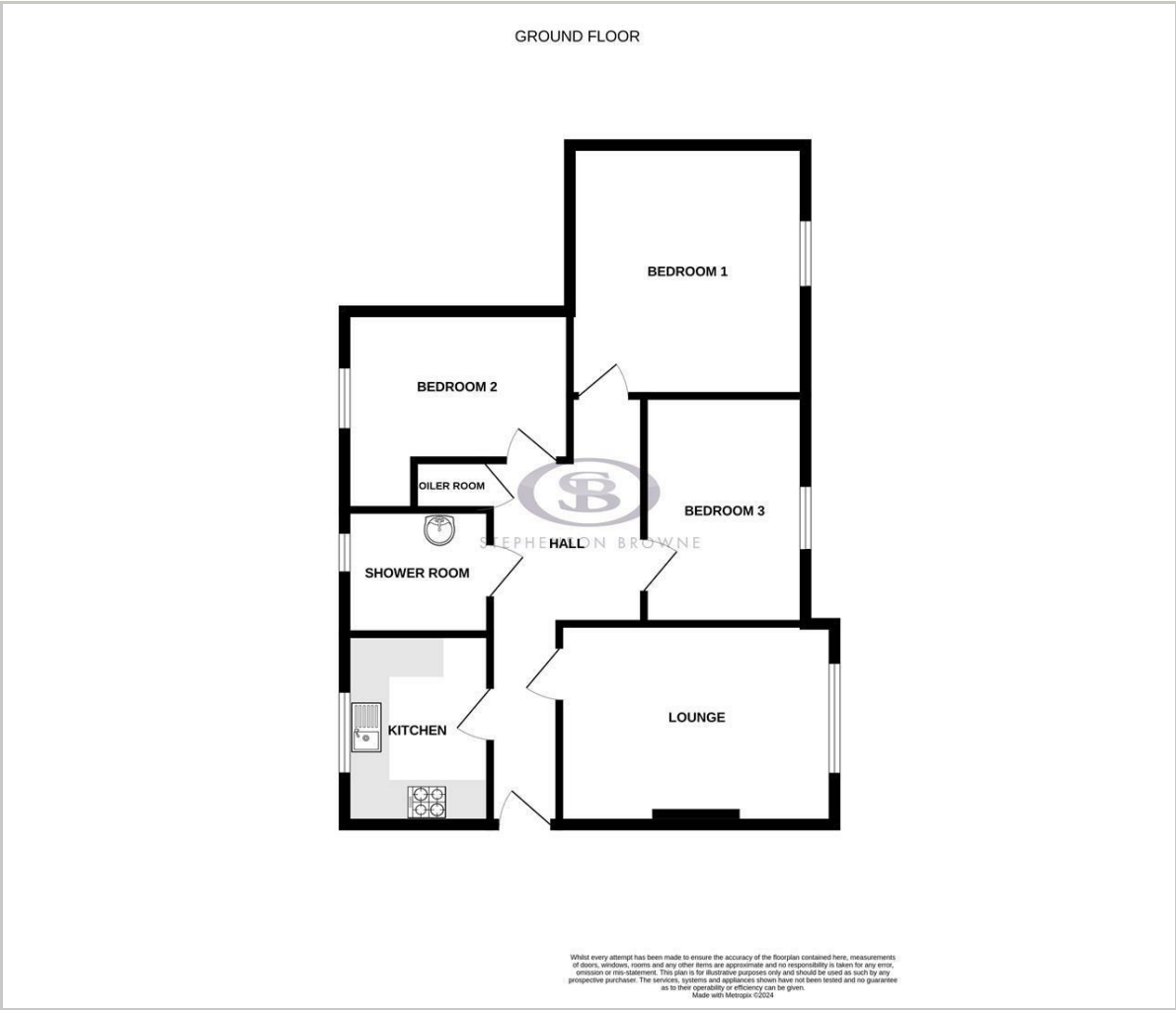
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 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. Payment varies but will be no more than £450.00. These services are optional.

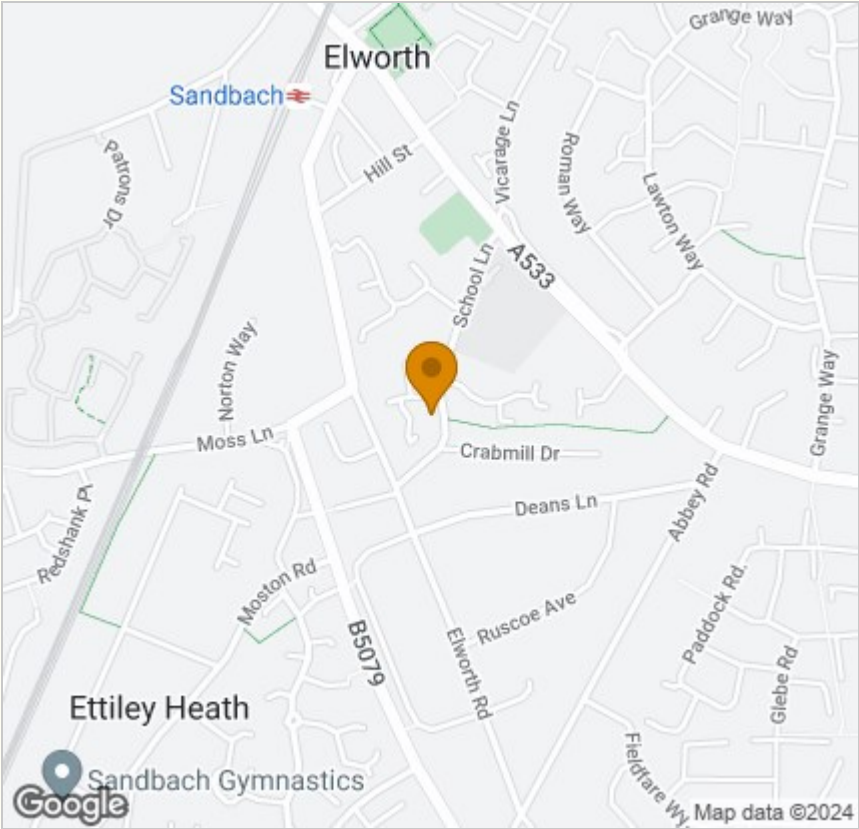
Floor Plan



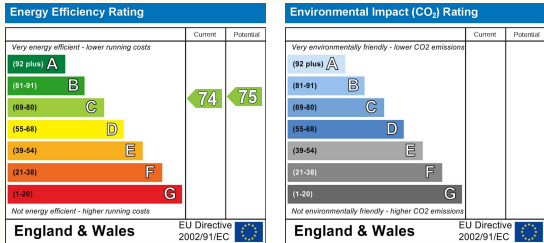
Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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