



3 CONGLETON ROAD, SMALLWOOD, SANDBACH,
CW11 2YH

AUCTION GUIDE £260,000



STEPHENSON BROWNE

An ideal opportunity for those seeking a tranquil rural lifestyle. Welcome to Wisteria Cottage, a charming mid-terrace house located on Congleton Road in the picturesque village of Smallwood, Sandbach. This delightful property is now available for sale with no onward chain by our Fast Sale Service via Modern Method of Auction.

As you approach Wisteria Cottage, you will be greeted by stunning field views that enhance the serene atmosphere of the home. The property boasts dual aspect windows in most rooms, allowing natural light to flood in and create a warm and inviting ambiance. Inside, you will find a well-appointed reception room with log burner that serves as a perfect space for relaxation or entertaining guests.

The cottage features two generously sized double bedrooms, providing ample space for rest and rejuvenation. The high specification kitchen diner is a standout feature, offering a modern and functional area for culinary enthusiasts. Additionally, the property is equipped with clever storage solutions throughout, ensuring that every inch of space is utilised effectively.

Outside, the ample driveway parking accommodates several vehicles, making it convenient for both residents and visitors. Gated side access leads to the rear of the property, where you will discover a detached garage and utility area, as well as a lovely lawned garden and a stone seating area. This outdoor space is perfect for entertaining friends and family during the warmer months.

Located just a ten-minute drive from Sandbach town centre, Wisteria Cottage offers the perfect blend of rural charm and accessibility to local amenities. This property is a true gem for those who appreciate peaceful surroundings and stunning views. Don't miss the chance to make Wisteria Cottage your new home.



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.



Kitchen / Diner

14'9" x 12'4"

A range of wall and base units with Quartz work surfaces over. Integrated fridge freezer and dishwasher. Understairs storage. Space for a dining table.

Lounge

15'5" x 10'5"

An annually swept log burner. Patio doors.

Bedroom One

14'9" x 10'5"

Built-in wardrobe.

Bedroom Two

13'0" x 8'10"

Built-in wardrobe. Fitted cupboards.

Bathroom

5'10" x 5'6"

Garage / Workshop / Utility

19'8" x 9'10"

Double doors. Power. Plumbing.

External

General Notes

The loft is boarded, insulated, has a light and fitted ladder for access.

The septic tank is shared amongst four dwellings, and is managed by Plus Dane, prices vary and is currently just under £10 per month per dwelling.

The property is fueled by Calor gas, and is topped up once every 11 months (approximately).

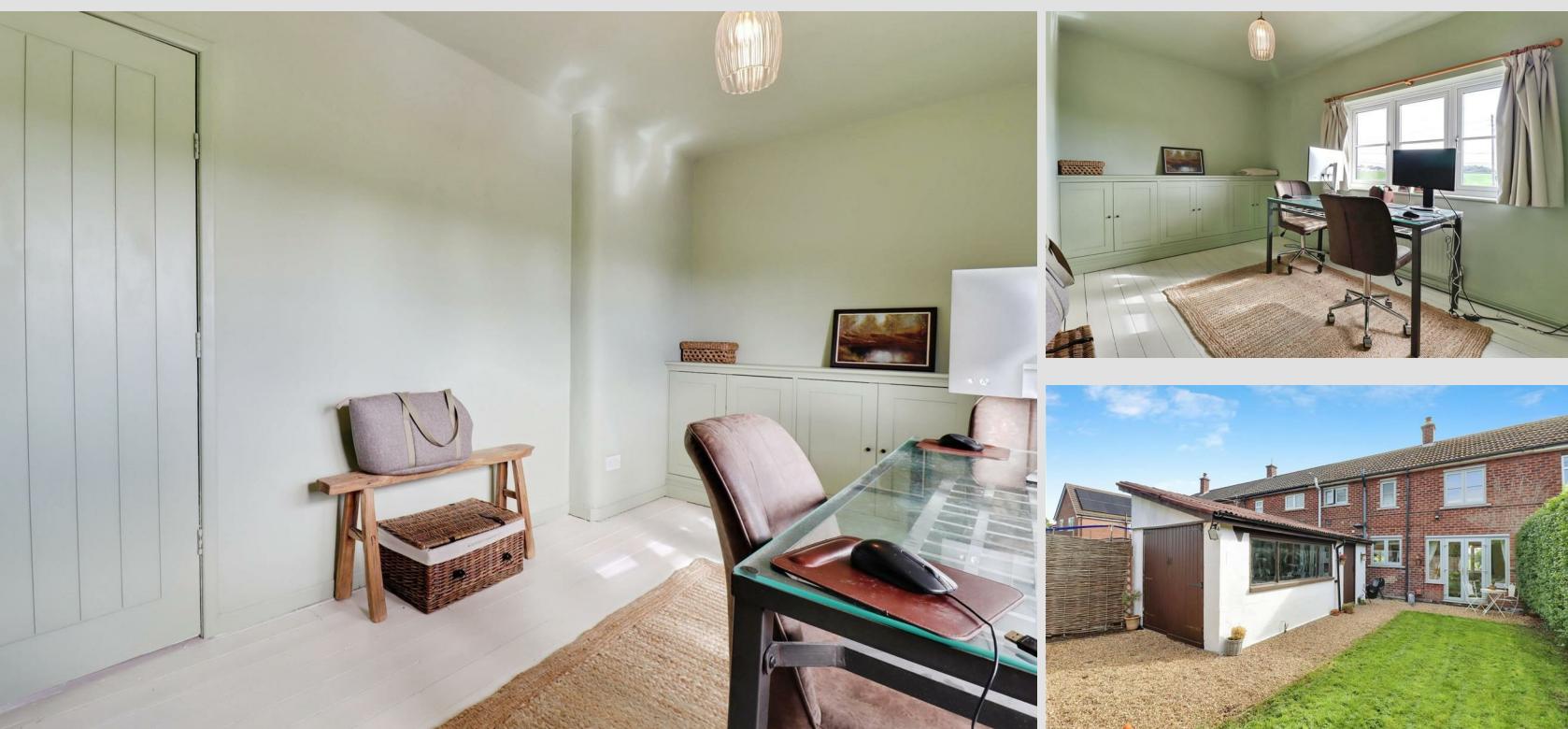
Tenure

We understand from the vendor that the property is flying freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Why Choose SB Sandbach To Sell Your Property?

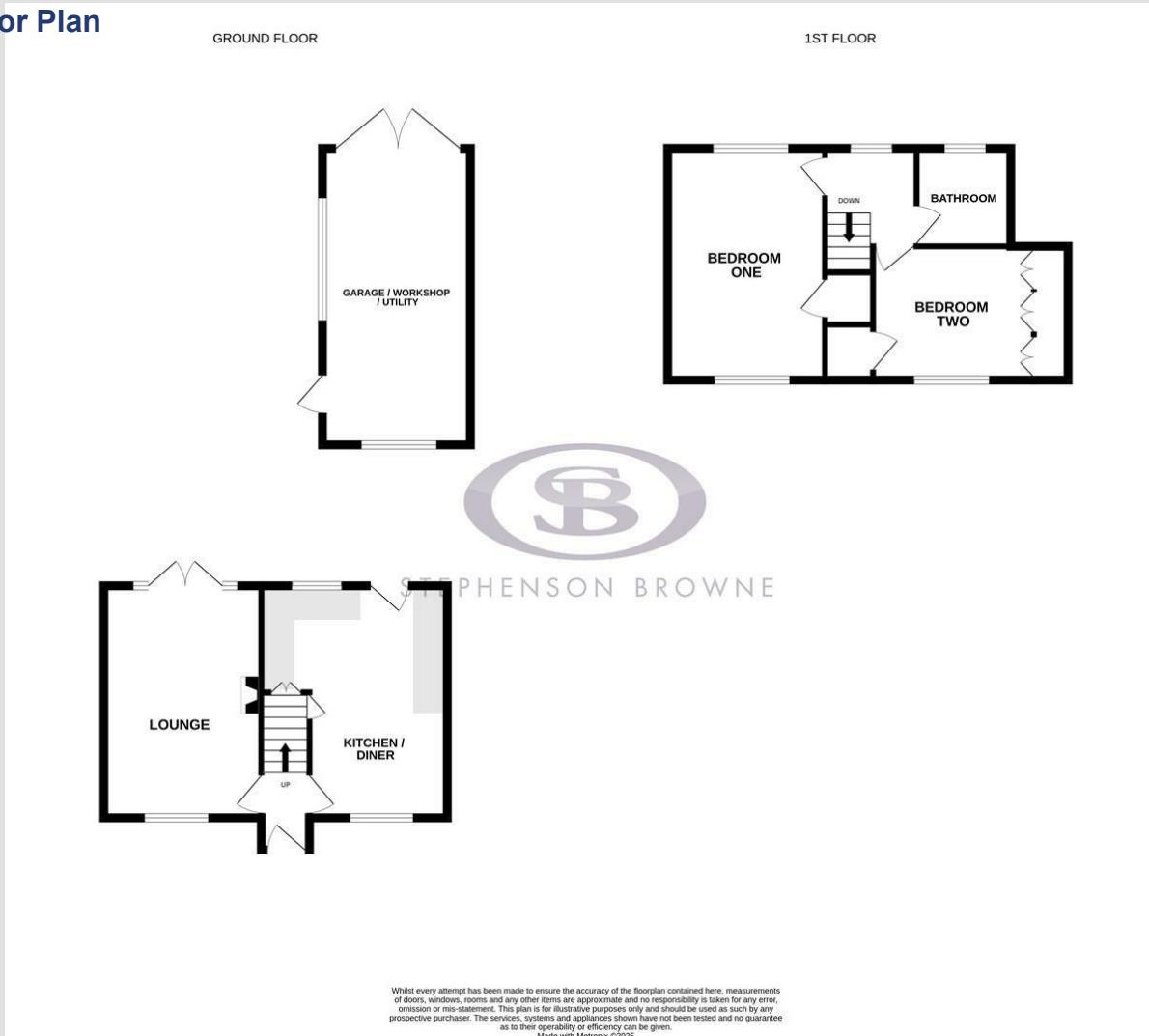
We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 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	73
(81-91)	B	
(69-80)	C	
(55-68)	D	53
(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.

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