



Wright Marshall  
Estate Agents

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**Offers Over £120,000**

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FOR SALE BY MODERN METHOD OF AUCTION - Open House 12pm - 2pm Saturday 23rd May - book your slot

This traditional bay-fronted mid-terrace property, ideally located close to Crewe town centre, would make an excellent first-time purchase or a strong buy-to-let investment, with an anticipated rental income of approximately £950 PCM.

The property has recently undergone a programme of works, including a partial re-roof, preventative maintenance, and redecoration, ensuring it is well presented and ready for immediate occupation.

Arranged over two floors, the property is approached via a paved pathway with a small courtyard frontage, set behind a decorative dwarf brick wall. Upon entering, you are immediately struck by the attractive Minton tiled flooring and decorative cornicing, with stairs rising to the first floor.

The ground floor offers a semi open-plan layout, with a bay-fronted lounge flowing through to a spacious dining room. From here, there is access to the fitted kitchen, which offers a range of units, appliances, and space with plumbing for additional appliances. A door from the kitchen leads out to the rear courtyard.

To the first floor, there are three well-proportioned bedrooms, including two doubles and a single bedroom. These are served by a generous four-piece bathroom suite, comprising a separate shower and bath.

Externally, the property benefits from a small front courtyard and an enclosed rear courtyard with traditional Cheshire brick walls and rear fencing. There is also a gated access point to the rear, which may have previously been used for parking.

The property is offered to the market with no onward chain, making it an attractive option for both owner-occupiers and investors alike.

### Auctioneers Comments

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 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 4.50% 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.

### Tenure

We believe the tenure to be Freehold.





**Ground Floor**



**First Floor**

Total floor area 95.5 sq.m. (1,028 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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