



56 HOLLAND STREET | CREWE | CHESHIRE | CW1 3TT | STARTING BID £70,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

56 Holland Street, Crewe, Cheshire, CWI 3TT

FOR SALE BY AUCTION - DATE TBC.

An ideal buy to let investor opportunity.

The 2 bedroom terraced house boasts ample potential throughout & offers further potential to convert the loft space (subject to necessary consents), reconfigure the stairs and overall accommodation.

Paved rear yard & on road parking.

NO CHAIN





DIRECTIONS

Proceed from the Agents Nantwich Office along Hospital Street & proceed over the mini roundabout. Take the first exit at the 'Churches Mansion' roundabout & at the next roundabout take the 3rd exit onto Crew Road. Continue over the 'Peacock Pub' roundabout continuing onto Crew Road, through Willaston. Continue past the 'Co-Op' store & at the 'Wells Green' traffic lights turn right into Rope Lane. Turn left onto Ruskin Rd, Turning left onto Alton St, Turn right onto Flag Ln, Turn left onto Hightown, Continuing onto Broad Street, Turn left onto Ford Lane, Turn right onto Ellis Street, Slight right onto Princess St, Turning right onto Holland Street and the property will be observed on the left hand side.

CREWE

Crewe is a large conurbation located in Cheshire East. Noted for its large railway engineering site at the Crewe Works the town is also home to the Bentley motor car factory and a number of business parks surround the town. Being located close to M6 Junction 16 and also with Crewe railway station being a major interchange station on the West Coast Main line, Crewe has excellent transport links and infrastructure. For air travel, the closest airport is Manchester which is located approx. 30 miles away. Looking ahead it is currently the plan for Crewe to be linked to the proposed HS2 line via a connection from the West Coast Main Line just to the south of the town. If this proposed development goes ahead it is thought that it will be possible to travel from Crewe to London in 58mins.

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you wish to view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the

transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6000 including VAT.

The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £220.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

THE ACCOMODATION

With approximate dimensions, comprises:-

ENCLOSED ENTRANCE PORCH

Inner door to sitting room.

LIVING ROOM

11' 5" x 12' 8" (3.48m x 3.86m) Large double glazed bay window, "Flavel - Regent" gas fire & marble hearth, TV point. alcove space for TV and inset wooden shelf. Ceiling light point. Door to stairs leading to the first floor.



DINING ROOM

13' 9" x 12' 8" (4.19m x 3.86m) Door to stairs, Ceiling light point, open fire with tile surround & hearth, double glazed French doors leading to courtyard. Understairs Cloaks / Storage cupboard, door leading to Kitchen.

KITCHEN

11' 7" x 5' 11" (3.53m x 1.8m) Smegg cooker with extractor over, space for a dishwasher, 1.5 single drainer sink unit with mixer tap. double glazed window. Fitted cupboards to two elevations, ceiling light point, Internal bi fold door leading on to the utility. External door to rear courtyard.

UTILITY

Space & plumbing for a washing machine & tumble dryer internal bi fold door leading on to downstairs WC

WC

Low level WC & pedestal wash hand basin, ceiling light point.

FIRST FLOOR LANDING

Ceiling light point.

MASTER BEDROOM ONE

13' 1" x 12' 8" (3.99m x 3.86m) Radiator, built in double wardrobe, inset cupboard unit, double glazed window looking out onto the courtyard, ceiling light point, door leading to bathroom.

BATHROOM

Panel bath, shower cubicle, low level WC, pedestal wash hand basin part tiled walls, radiator, ceiling light point, UPVC double glazed window. Airing cupboard with Solid Fuel immersion heater.

BEDROOM TWO

7' 5" x 12' 8" (2.26m x 3.86m) Ceiling light point, radiator loft access with further potential to convert the loft space (subject to necessary consents), door to Bedroom Three.

BEDROOM THREE

5' 6" x 12' 8" (1.68m x 3.86m) Radiator, ceiling light point, double glazed window to front.

EXTERIOR

Paved rear yard, wooden gate leading to rear access. Low maintenance gravelled frontage.

SERVICES

All mains water, gas, electricity & drainage services are connected (subject to statutory undertakers costs & conditions). Gas central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience



of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law. All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

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FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

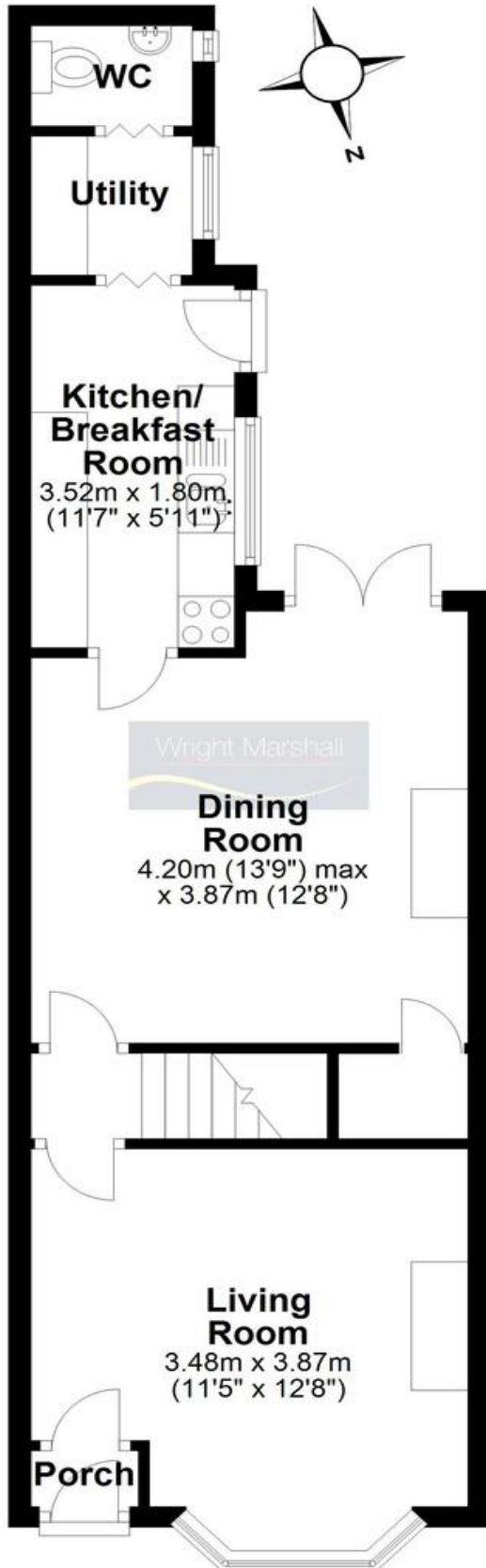
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask



Ground Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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