



MISREPRESENTATION ACT 1967.

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For sale by Modern Method of Auction; Starting Bid Price £100,000 plus reservation fee. A DETACHED PROPERTY situated within a convenient location and comprising; hallway, sitting room, living room, fitted dining kitchen, THREE BEDROOMS plus loft room (accessed via loft ladder from third bedroom) and family bathroom. Externally there is a driveway, DETACHED GARAGE and gardens.

DESCRIPTION

A stone built detached property situated offering good sized accommodation and including; lounge, dining room, sitting room, fitted kitchen, three bedrooms and fitted bathroom plus a converted loft room (accessed from the third bedroom). Externally there is a garage together with gardens.

METHOD OF SALE

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

NOTE

This property is for sale by 'Wright Marshall Ltd powered by iamsold Ltd'.

LOUNGE

25'3" x 12'11" (7.70 x 3.94)

Cast iron stove with tiled hearth, ceiling beams, three radiators, double glazed window to side and rear and stained glass leaded lights bay window to front,

SITTING ROOM

12'9" x 11'10" (3.89 x 3.63)

Stable door to front, stained glass leaded lights window to front, picture rail, tiled flooring, radiator, cast iron stove with tiled hearth (open to lounge).

INNER HALLWAY

12'9" x 8'9" (3.89 x 2.69)

Stairs to first floor, cupboard housing central heating boiler, double glazed window, tiled flooring, ceiling beams.

BREAKFAST KITCHEN

20'8" x 8'11" (6.32 x 2.74)

Fitted with a range of wall and base mounted units with granite effect work surfaces over and matching returns, two Belfast sink units with mixer taps, space for range style gas cooker with double extractor above, double glazed windows to front and rear, stable door to rear, radiator.

FIRST FLOOR

LANDING

Access to part of the roof void via loft ladder and used for storage.

BEDROOM ONE

12'11" x 11'10" (3.96 x 3.63)

Stained glass leaded lights window, radiator, ceiling beams.

BEDROOM TWO

12'9" x 11'10" (3.91 x 3.63)

Stained glass leaded lights window, radiator, ceiling beams.

BEDROOM THREE

12'9" x 8'7" maximum (3.91 x 2.62 maximum)

Double glazed window, radiator, loft ladder leading to loft room.

LOFT ROOM

13'1" x 9'3" (3.99 x 2.84)

Completing the overall roof void and benefitting from a double glazed Velux style window, eaves storage space, wood effect flooring.

BATHROOM

Freestanding claw foot bath with hand held shower fittings over, low level WC, pedestal wash hand basin, corner shower cubicle with shower fittings over, double glazed window, radiator, large built in storage cupboard, part tiled walls, dado rail.

EXTERNALLY

To the front of the property is a walled garden frontage with access to the main garden, offering walkways and a mixture of mature plantings, enjoying an open aspect across fields to the rear.