



Wright Marshall  
Estate Agents

37 RUNCORN ROAD, BARNTON, NORTHWICH  
CW8 4EJ

AUCTION GUIDE £90,000



\*\*\*TO BE SOLD VIA ONLINE AUCTION\*\*\* For sale by Modern Method of Auction\*\*\* GUIDE PRICE £90,000\*\*\* You're just too good to be true, can't take my eyes off of you! You will be stuck for words when you set foot in this superb two bedroomed detached property which has superb development / modernisation potential (subject to planning) Call us now to book your viewing on 01606 41318!



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### AUCTION TERMS

This property is for sale by the Modern Method of Auction. Should you 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 £6,000.00 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 £300.00 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. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### Lounge

12'6 x 9'6 (3.81m x 2.90m)



### Inner Hallway

### Sitting Room

12'2 x 10'11 (3.71m x 3.33m)



### Dining Room / Snug

12'4 x 7'5 (3.76m x 2.26m)



### Kitchen

12'9 x 7'5 (3.89m x 2.26m)





### Pantry

15'9 x 2'9 (4.80m x 0.84m)

### Boiler Room

7'6 x 2'9 (2.29m x 0.84m)

### First Floor Landing

### Master Bedroom



### Lean To Area

14'5 x 7'8 (4.39m x 2.34m)

### Garage

17'7 max x 15'3 (5.36m max x 4.65m)

### Shower Room

12'6 x 7'2 (3.81m x 2.18m)



### Bedroom Two

9'9 x 9'7 (2.97m x 2.92m)



### Externally

There is a green house, storage area & WC.



Total area: approx. 128.2 sq. metres (1379.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		31	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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