



FOR SALE BY MODERN METHOD OF AUCTION with a starting bid of £120,000 - All bids to be received by 2pm on 31st January 2023. VIEWING RECOMMENDED. A stone built end of terrace situated within a convenient location. Comprising; hallway, lounge, dining room, fitted kitchen, cellar room, THREE BEDROOMS and fitted bathroom. Externally there is walled frontage together with an enclosed rear yard with storage outhouse.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

FOR SALE BY MODERN METHOD OF AUCTION with a starting bid of £120,000 - All bids to be received by 2pm on 31st January 2023. VIEWING RECOMMENDED. A stone built end of terrace situated within a convenient location. Comprising; hallway, lounge, dining room, fitted kitchen, cellar room, THREE BEDROOMS and fitted bathroom. Externally there is walled frontage together with an enclosed rear yard with storage outhouse.

ENTRANCE HALLWAY

Double glazed entrance door, double glazed window, radiator, stairs to first floor, wood effect flooring, door to cellar.



LOUNGE

11'10 x 11'2 (3.61m x 3.40m)
Double glazed window, ceiling coving, radiator, wood effect flooring.



DINING ROOM

13'3 x 11'7 (4.04m x 3.53m)
Double glazed window, radiator, ceiling coving.



FITTED KITCHEN

10'0 x 5'8 (3.05m x 1.73m)
Fitted with wall and base mounted units with work surfaces over and tiled splashbacks, space for fridge/freezer, fitted oven with four ring gas hob and extractor above, space for washing machine, tiled flooring, double glazed window, double glazed door to outside.



CELLAR ROOM

17'7 x 10'9 (5.36m x 3.28m)
Single chamber with double glazed window, electric power and lighting.

FIRST FLOOR LANDING

Access to roof void.

BEDROOM ONE

13'2 x 9'8 (4.01m x 2.95m)
Double glazed window, radiator.



BEDROOM TWO

11'2 x 10'1 (3.40m x 3.07m)
Double glazed window, radiator, ceiling coving.



BEDROOM THREE

9'11 x 7'10 (3.02m x 2.39m)
Double glazed window, radiator.



BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, frosted double glazed window, radiator, airing cupboard with wall mounted central heating boiler.



EXTERNALLY

To the front of the property there is a walled frontage with steps leading to the front.

The rear of the house offers an enclosed yard with stone built out house storage.



AUCTIONEERS COMMENTS

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 (subject to lending criteria, affordability and survey).

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 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 recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

COUNCIL TAX BAND - B