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Estate Agents

Letting and Management Specialists



330 Crewe Road, Shavington, Crewe, CW2 5AF

Auction Guide

£125,000

- A LARGE DETACHED DORMER BUNGALOW!
- PLEASE CONTACT FOR VIEWING ACCESS
 - Open Plan Lounge And Diner
 - Garage
- FOR SALE VIA ONLINE AUCTION ON MONDAY 27th APRIL AT 1PM UNTIL TUESDAY 28th APRIL 1PM.
 - A Great Investment Opportunity!
 - Five Bedrooms
- Great opportunity for a builder/developer or a grand designs project.

**A LARGE DETACHED DORMER BUNGALOW!
FOR SALE VIA ONLINE AUCTION ON MONDAY 27th APRIL AT 1PM
UNTIL TUESDAY 28th APRIL 1PM.**

We welcome this LARGE DETACHED DORMER BUNGALOW to Auction which holds a great investment opportunity. Currently being sold vacant, this family home, would be a great opportunity for a builder, developer or self build grand designs project.

In brief, the accommodation comprises of a large hallway, open plan lounge and diner, W/C leading to the integral garage, spaces for en-suites, kitchen, summer room and 5 Bedrooms.

This property is currently ready for development.

Prime position for redevelopment.

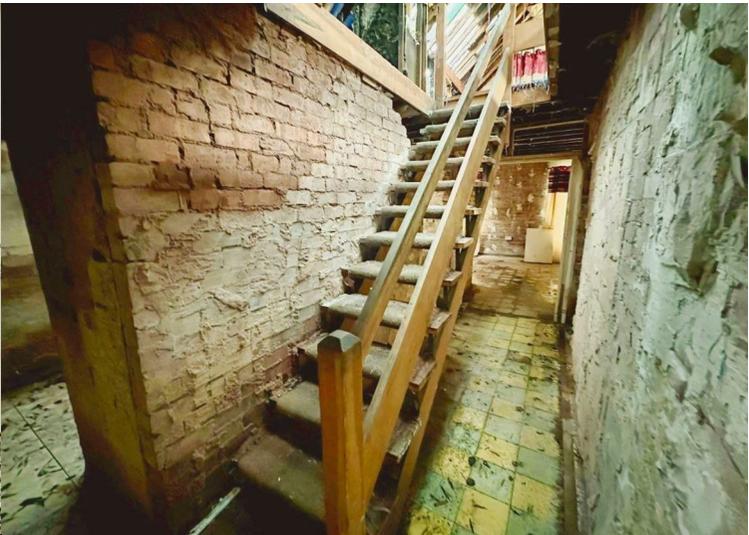
Application Reference Number:23/4583N

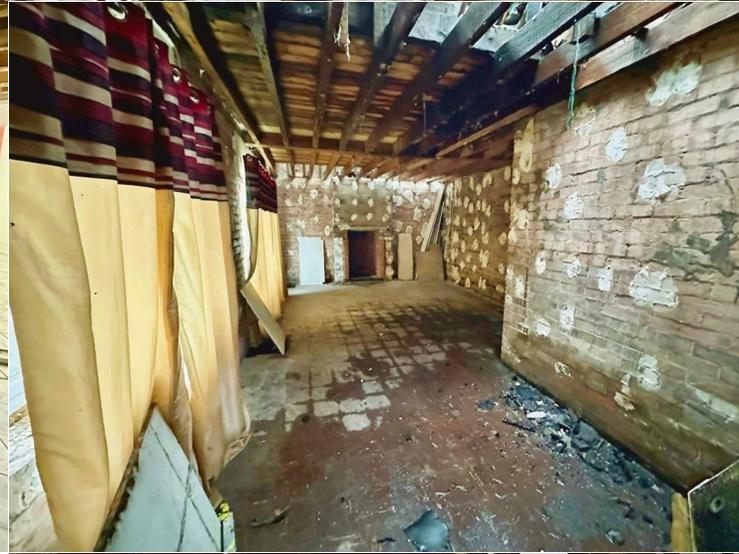
Proposal: Alterations to the roof, raising of height of external walls, re-positioning of some windows, internal alterations, and a fence at rear

This property is located in Shavington close to local schools, shops and major road networks. M6, A34 and A500.

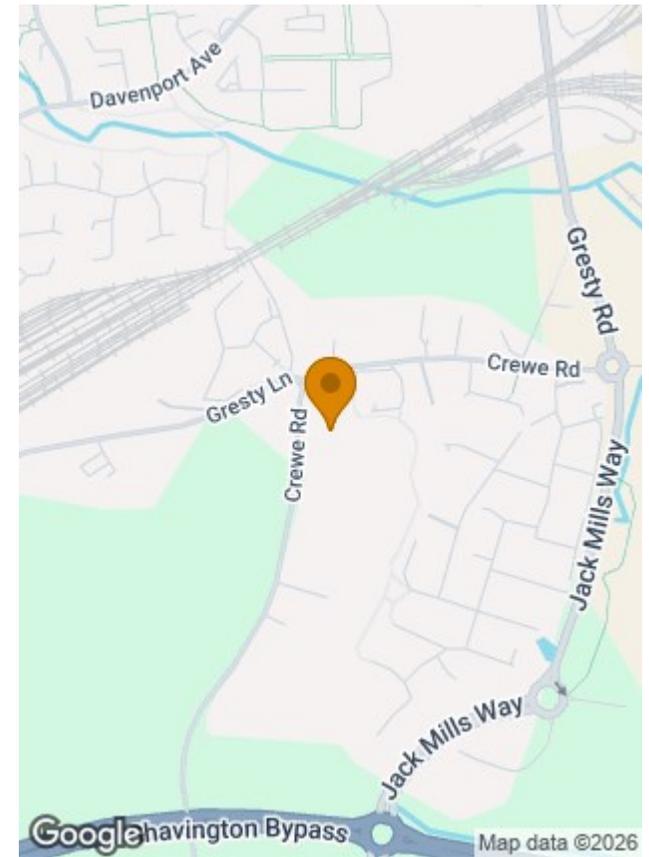
For more information call or e-mail us.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G	6	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - D



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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