



Princess Street, Winsford CW7 3EL

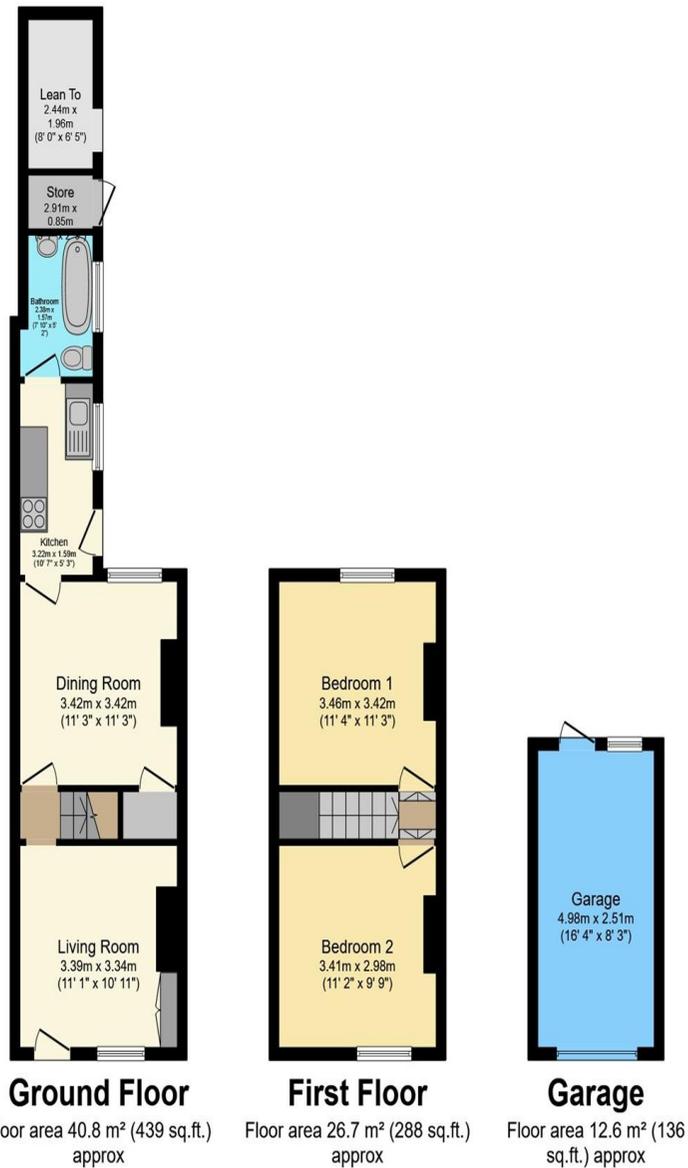
welcome to Princess Street, Winsford

two-bed mid-terrace in Winsford featuring a lounge, dining room, kitchen and ground-floor bathroom. Outside is a low-maintenance yard with storeroom, covered lean-to seating area and a garage that could be removed to create off-road parking.A

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





Total floor area 80.1 m² (862 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Ground Floor

Living Room

11' 1" x 10' 11" (3.38m x 3.33m)

Dining Room

11' 3" x 11' 3" (3.43m x 3.43m)

Kitchen

10' 7" x 5' 3" (3.23m x 1.60m)

First Floor

Bedroom One

11' 4" x 11' 3" (3.45m x 3.43m)

Bedroom Two

11' 2" x 9' 9" (3.40m x 2.97m)

Bathroom

Store Room

Lean To

8' x 6' 5" (2.44m x 1.96m)

External

Outside, the rear yard provides a low-maintenance outdoor area complete with a useful storeroom and a lean-to, creating a covered seating space

ideal for enjoying the garden in all weather. At the far end of the garden sits a garage, which offers additional storage or the option to remove it to create an off-road parking space

welcome to

Princess Street, Winsford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Property
- Two Reception Rooms

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£90,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108801



Property Ref:
WSF108801 - 0004

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