



FOR SALE BY PUBLIC AUCTION (Subject to conditions and prior sale) on Tuesday 4th SEPTEMBER 2018 at The Swan Hotel, Tarporley at 7.00 pm

- Situated in a convenient position and with a generous garden - a two bedroom semi-detached property with scope for modernisation and improvement.**

This is a charming two bedroom cottage enjoying a quiet position at the end of a no through road that belies its convenient location that is within walking distance of amenities.

Internally the property benefits from well-proportioned accommodation that includes a dining room and living room that both offer feature fireplaces, a substantial kitchen that matches the style of the property and two generous bedrooms. The property is situated in an elongated and deceptively spacious plot which includes substantial off street parking.

This is an ideal home for the first time buyer and investors alike.

LOCATION

Winsford is a town that has been the recipient of significant investment in recent times. There is a superb state of the art leisure centre/community facility that includes swimming pool, squash courts, cafe, , bar and meeting rooms. Winsford town centre itself has an array of both national chain and local independent stores and the Asda Supermarket provides for those day to day requirements. The area as a whole is noticeable for its excellent links to transport with many major road networks being within close proximity. Winsford also has its own railway station and much employment in the area is provided by the regional Police Headquarters that are found within less than 5 minutes drive.

ENTRANCE VESTIBULE

6' 5" x 2' 5" (1.96m x 0.74m) Front aspect sliding obscured glass panelled door. Quarry tiled floor. Internal timber obscured glass front panelled door to the living room.

LIVING ROOM

13' 11" x 9' 8" (4.24m x 2.95m) Front aspect double glazed bay window. Double panel radiator. Ceiling mounted light fitting. Coved ceiling. Fireplace with tiled hearth and surround. Door to inner hall.

INNER HALL

2' 10" x 2' 7" (0.86m x 0.79m) Stairs rising to first floor. Doors to living room and family room.



FAMILY ROOM

14' 6" x 10' 5" (4.42m x 3.18m) Side aspect timber framed window. Rear aspect UPVC double glazed window looking into lean-to. Ceiling mounted light fitting. Coved ceiling. Fireplace with timber surround and mantle. Door to storage cupboard. Double panel radiator. Door to the kitchen/diner.

KITCHEN/DINER

19' 10" x 7' 11" (6.05m x 2.41m) Side and rear aspect UPVC double glazed windows. Fitted with a range of wall and floor mounted kitchen units with a rolled top preparation surface. One and half bowl stainless steel sink with drainer unit and mixer tap. Space for fridge. Space for freezer. Double and single panel radiators. Two ceiling mounted light fittings. Side aspect obscured glass panelled timber framed door leading to the lean-to. Door leading to the shower room.

SHOWER ROOM

7' 5" x 6' 0" (2.26m x 1.83m) Side aspect UPVC double glazed obscured glass window. Low level WC. Pedestal wash hand basin with taps and tiled splashback. Double panel radiator. Fully tiled shower enclosure. Tiled floor. Ceiling mounted light fitting. Extractor fan.





FIRST FLOOR

LANDING

3' 2" x 2' 3" (0.97m x 0.69m) Side aspect timber framed window with doors to two bedrooms.

BEDROOM ONE

14' 0" x 10' 4" (4.27m x 3.15m) Rear aspect UPVC double glazed window. Double panel radiator. Ceiling mounted light fitting. Coved ceiling. Door and steps down into the bathroom.

BATHROOM

9' 2" x 7' 10" (2.79m x 2.39m) Side aspect timber framed obscured glass panelled window. Low level WC with handle flush. Pedestal wash hand basin with taps and tiled splashback. Tiled bath with taps and electric shower fitting. Double panel radiator. Wall mounted light fitting. Airing cupboard with slatted shelving.



BEDROOM TWO

13' 11" x 9' 9" (4.24m x 2.97m) Front aspect UPVC double glazed window. Double panel radiator. Ceiling mounted light fitting. Coved ceiling. Fitted storage. Fantastic views over countryside to the front.

LEAN-TO

7' 9" x 5' 1" (2.36m x 1.55m) Side aspect UPVC double glazed window. Rear aspect UPVC double glazed obscured glass panelled door. UPVC roof.



EXTERNAL

To the front of the property is a driveway with parking for up to two vehicles and an attractive well maintained hedge denoting the boundary to the side and front.

Access can be sought to the side of the property leading to a car port to the rear for further parking if required. Behind the car port is a further area of garden currently housing two sheds and an area of lawn with an attractive line of trees providing further privacy.

SERVICES

We understand that mains water, electricity, gas and drainage are connected

TENURE

We believe the property is freehold tenure



ROUTE

From the Agents Tarporley office continue along the High Street in the direction of Chester until reaching a roundabout taking the third exit onto the A49 in the direction of Warrington. Continue through Cotebrook passing the Tarporley Garden Centre on the left hand side until reaching the crossroads with the A54. Turn right onto the A54 in the direction of Winsford. Continue along this road passing The Shrewsbury Arms pub on the left hand side. Upon reaching the roundabout take the first exit onto the B5074. Proceed down the B5074 until passed the Chester Road Methodist Church. At which point take the first right hand turning onto Littler Lane and the property will be found on your left hand side at the end of the lane, identifiable by a Wright Marshall for sale board.

LOCAL AUTHORITIES

Cheshire West and Chester Council - Tel : 0300 123 8 123

Manweb/Scottish Power - Tel : 0845 7 292 292

United Utilities - 0845 746 2200

EASEMENTS AND WAYLEAVES

The property is sold subject to all existing electricity and other easements and all existing rights of way, whether specified or otherwise.

TOWN AND COUNTRY PLANNING

The property, notwithstanding any description contained within these Particulars of sale, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme or Agreement, Resolution or Notice, which may or may not come to be in force and also subject to any statutory Provision or bye law, without obligation on the part of the vendor to specify them.

AUCTION VIEWING

Open Viewings will take place on Wednesday and Saturday 11am – 1pm or by appointment with the Tarporley office.

SALE DATE AND VENUE

The auction will be held on Tuesday 4 September at The Swan Hotel, Tarporley at 7.00 pm

O.S. SHEETS

The sale plan is based upon the modern Ordnance Survey Sheets with the sanction of the Controller of H.M.S.O. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and the OS Sheet Plan.

SALE PARTICULARS

The sales particulars have been prepared for the convenience of prospective purchasers, and whilst every care has been taken in their preparation, their accuracy is not guaranteed nor in any circumstances will they give grounds for an action in law.

SALES CONDITIONS/CONTRACT

The Sales Conditions and Contract will be available for inspection at the Auctioneers' offices, 63, High Street, Tarporley and at the Solicitors Russell & Russell, 9 White Friars, Chester, CH1 1NZ (Tel No. 01244 405700) Jadu Moayed during normal office hours in the 14 days prior to the auction. They will not be read out at the auction, but prospective purchasers will be deemed to have read them and to buy in full knowledge of their contents.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATION

In accordance with the above Regulations, the successful purchaser must, at the conclusion of the Auction, provide one document from each of the following lists:-

PERSONAL IDENTIFICATION

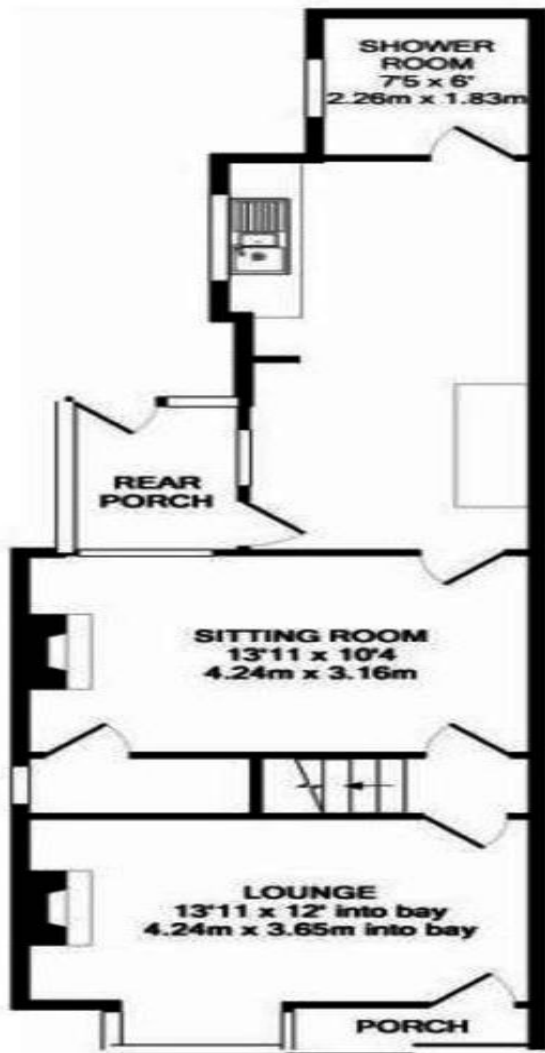
- 1.Current signed Passport
- 2.Current full UK/EU Photocard Driving Licence
- 3.Inland Revenue Tax Notification
- 4.Firearms Certificate

EVIDENCE OF ADDRESS

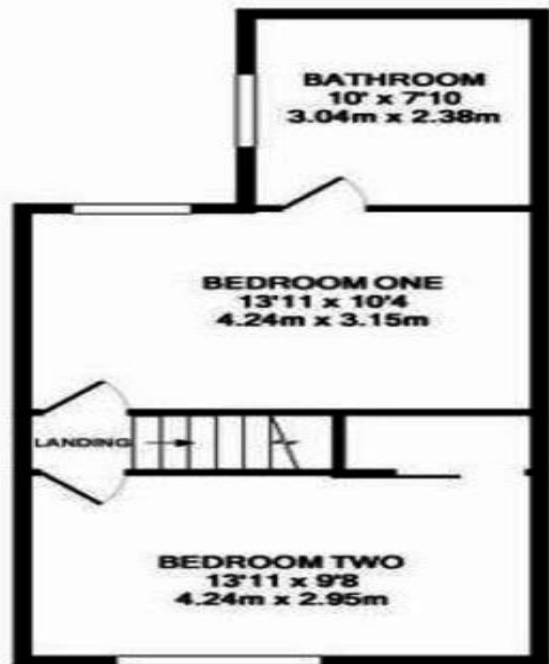
- 1.Current full UK Driving Licence
- 2.Public Utility Bill issued within the last three months
- 3.Local Authority Tax Bill
- 4.Bank, Building Society or other such organisation's statement

For the avoidance of doubt, a Driving Licence may be used to evidence identity or address but not both. If a prospective purchaser is bidding as an Agent, on behalf of the Buyer, proof of identity will be required from both the Bidder and the Buyer, together with a valid letter of authority from the Purchaser authorising the Agent to bid on their behalf. If a Bidder is acting on behalf of a Limited Company, similar documents will still be required, together with written authority from the Company itself. No cash deposits will be accepted.





GROUND FLOOR
APPROX. FLOOR
AREA 595 SQ. FT.
(55.3 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 401 SQ. FT.
(37.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 996 SQ. FT. (92.6 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Performance Certificate

25, Little Lane, WINSFORD, CW7 2NE
Dwelling type: Semi-detached house
Date of assessment: 26 October 2017
Date of certificate: 26 October 2017
Reference number: 9851-2945-7303-9523-0945
Type of assessment: RDSAP, existing dwelling
Total floor area: 996 m²

Use this document to:
• Compare current ratings of properties to see which properties are more energy efficient
• Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,570
Over 3 years you could save: £ 1,695

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--|
| Lighting | £ 273 over 3 years | £ 180 over 3 years | |
| Heating | £ 2,916 over 3 years | £ 1,482 over 3 years | |
| Hot Water | £ 381 over 3 years | £ 213 over 3 years | |
| Totals | £ 3,570 | £ 1,675 | You could save £ 1,695 over 3 years |

These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on energy used for individual households. This excludes energy use for running appliances and air conditioning and cooling, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|------------------|------------------------------|
| 1. Room-in-roof insulation | £1,200 - £2,700 | £ 607 |
| 2. Internal or external wall insulation | £4,000 - £14,000 | £ 516 |
| 3. Floor insulation (solid floor) | £4,000 - £6,000 | £ 108 |

See page 3 for a full list of recommendations for this property.

We need out more about the radiator or call 0300 155 1234 (standard national rate). The Green Deal may enable you to make your home more energy efficient and cheaper to run.



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Cheshire, CW6 0DR

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements