



WHEATCROFT & LLOYD

Kestrel Drive, Crewe
Guide Price £110,000

Auction Sale | Freehold **UNDER VALUATION**

Offered for sale by online auction and situated in a popular residential location, this two bedroom semi detached home has the benefit of a driveway providing off road parking and gardens to both front and rear. Comprising in brief, reception hall, lounge, dining kitchen, two bedrooms and a family bathroom.

Council Tax Band: B (Cheshire East)

Tenure: Freehold

Access

Approached over a tarmacadam drive leading to the covered porch.

Entrance hall

Single glazed wood panelled entrance door, stairs rising to the first floor, single radiator, door leading into the lounge.

Lounge

w: 2.99m x l: 4.13m (w: 9' 10" x l: 13' 7")

Good size reception room with single glazed wood framed window to the front elevation, feature fire surround housing a free standing gas fire, door leading into the dining kitchen.

Kitchen/diner

w: 4.08m x l: 2m (w: 13' 5" x l: 6' 7")

Spacious dining kitchen with single glazed wood framed window to the rear elevation, single glazed wood panelled door leading out to the rear garden, door into the under stair storage cupboard.

Fitted with a range of base and drawer units housing a single drainer stainless steel sink unit, space for all appliances, wall mounted central heating boiler.

Landing

Giving access to all further rooms with a single glazed wood framed window to the side elevation, loft access point.

Bedroom 1

w: 4.1m x l: 3.13m (w: 13' 5" x l: 10' 3")

Good sized master bedroom with single glazed wood framed window to the front elevation, single radiator, built in cupboard housing the water cylinder.

Bedroom 2

w: 3.05m x l: 2.12m (w: 10' x l: 6' 11")

Single bedroom with a single glazed wood framed window to the rear elevation, single radiator.

Bathroom

w: 2.04m x l: 1.86m (w: 6' 8" x l: 6' 1")

Good size bathroom with a wood framed single glazed frosted window to the rear elevation, single radiator, three piece suite comprising, panelled bath with electric shower over, low level WC pedestal wash hand basin, built in storage cupboard with shelving.

Front Garden

Laid to lawn with a driveway providing off road parking for several vehicles, wooden gate allowing access to the rear garden.

Rear Garden

Fenced boundaries, timber store and free standing uPvc framed garden room.

Energy Performance

The current rating is 61 with a potential of 88

Viewings

Strictly by appointment only, please call the office.

Looking to sell?

If you are thinking of selling please give the office a call to arrange a free market appraisal. Thank you

Auction Method

All marketing including property description and imagery has been provided by the current owner and introducing agent. The Auction Company strongly recommends interested parties arrange an in-person viewing (strictly by appointment only) to fully appreciate all the property has to offer and to satisfy your own requirements.

Information from The Auction Company

Method of Auction:

- This is a Timed Online' auction, meaning bidding takes place online.
- Visit The Auction Company website find the property details and the bidding method.
- How long the bidding process is open for, is clearly stated as is the closing date and end time.

Registering to bid:

- In order to bid on the property, you are required to register your details.
- You will be required to undertake identity checks as this is the law.
- You will be required to register your payment details. This is to ensure you have funds available to settle the Buyer's Premium and deposit.
- A hold/shadow will be placed on £6,000 for this.
- If you place a bid, it is deemed you have read, understood and agree to the Terms and Conditions of The Auction Company in their entirety.
- T&Cs, Buyers Terms and Special Auction Conditions are found on each property details. You must read these before bidding.

Auction type - Unconditional:

- If you are the highest bidder, you must exchange legally binding contracts for the sale when the auction for the property comes to an end and complete with 28 days.
- The held amount of £6,000 will be deducted from your account and forms the Buyer's Premium minimum amount.
- You will be contacted within 24 hours to settle the deposit amount payable and any remaining Buyers Premium due.
- The Buyer's Premium is set at 4% + VAT (£5,000 + VAT minimum). This is non-refundable and does not constitute towards the cost of the property.
- The deposit amount is 10% of the sale price and will be collected within 24 hours of the close of auction.

Legal Pack:

- The legal pack is a set of documents that relate to the property and the sale of it.
- It is highly recommended that you download and consider the provided legal pack for the property you are interested in bidding on.
- It is also advisable that you seek legal advice regarding the content of the legal pack, to ensure certainty before bidding.
- To download the legal pack, search for The Auction Company website and find the property of interest. There is a tab for legals' where you will find the documents. To download, you must create a free account with The Auction Passport.
- The legal pack can change at any time up until the auction starts so you must check for the most recent version of the legal pack. At the point of placing your bid, you are deemed to have read the legal pack in its entirety, including any changes. Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale.

Special Conditions of Sale:

- These conditions are not set by The Auction Company. They are conditions stipulated by the seller and are contractually binding.
- You are taken to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read in the legal pack.

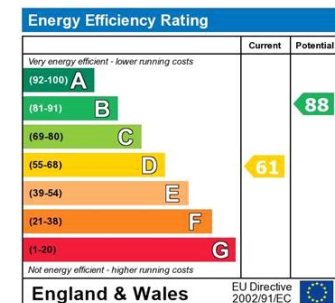
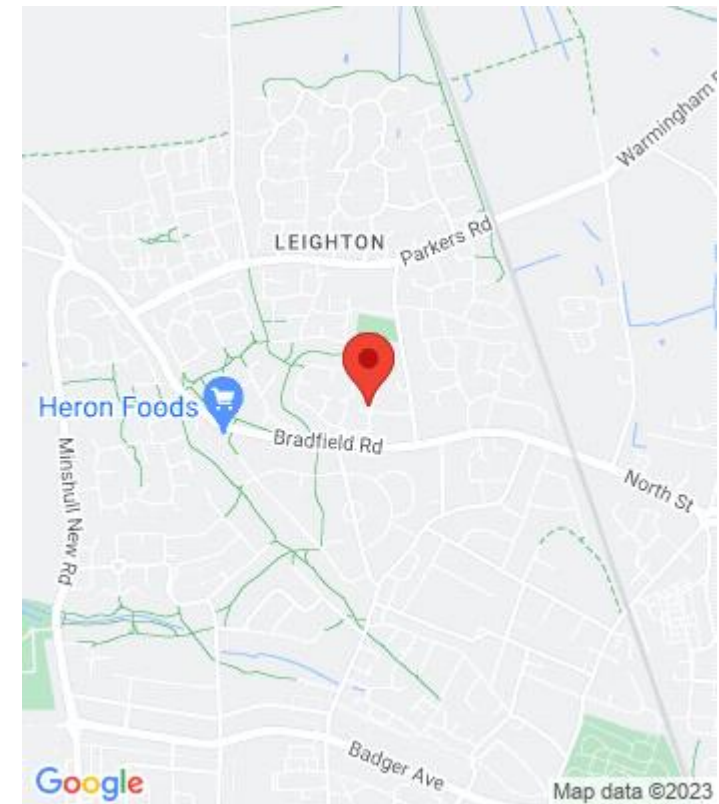


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.