



# Cranborne Avenue, Warrington

Guide Price £200,000

3 1 3



**\*\*\*\*\*FOR SALE BY MODERN AUCTION\*\*\*\*\***

A superb development opportunity, located on the ever popular Cranborne Avenue.

In brief, the spacious accommodation comprises; entrance hall, large open plan lounge/dining area, kitchen opening into conservatory, lean to, bedroom and bathroom to the ground floor. To the first floor, there is a spacious landing with ample storage and further two bedrooms. Externally, the property boasts gardens to front and rear, in addition to off road parking.

**For Sale By Modern Auction. No Chain Delay With This Sale.**

Auction Information

Auctioneer Comments

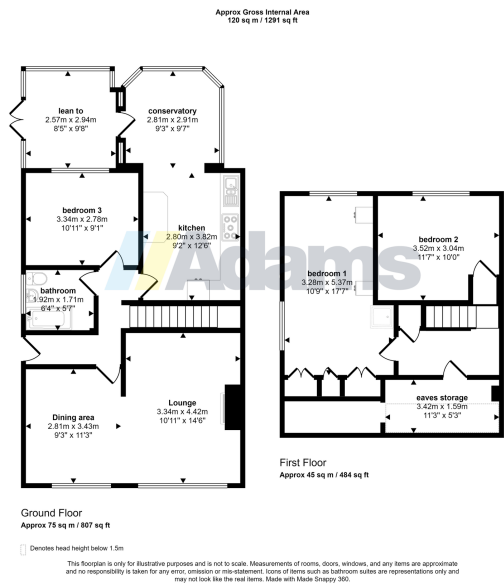
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

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 (for standard Grade 1 properties). 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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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





- Three Bedrooms
- Spacious Throughout
- Gardens to Front & Rear
- EPC: TBC. Council Tax: C.
- Viewing Advised
- Semi-Detached Bungalow
- Ample Storage
- Sought After Location
- No Onward Chain
- Tenure: Freehold

