



Station Road, Winsford CW7 3DG

welcome to

Station Road, Winsford

Being offered for sale by Modern Method of Auction, early viewing is highly recommended to fully appreciate the accommodation, plot size and potential on offer.



Situated on the ever-popular Station Road, this substantial four-bedroom dormer bungalow occupies a generous plot and presents an excellent opportunity for buyers seeking a property to modernise and create a fantastic family home.

The accommodation offers versatile living space throughout. The ground floor comprises an entrance hall, spacious living room, kitchen/diner, two well-proportioned double bedrooms, and a family bathroom. To the first floor are two further bedrooms with useful eaves storage.

Externally, the property benefits from a large frontage with ample off-road parking via a private driveway and a sizeable plot offering excellent outdoor space and further potential, subject to any necessary consents. The property enjoys a convenient location close to local amenities, transport links and Winsford town centre.

Requiring a programme of updating and refurbishment, this property represents an exciting opportunity for developers, investors and purchasers looking to add value in a sought-after location.

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.



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Entrance Hall

Living Room

18' 7" x 15' 11" (5.66m x 4.85m)

Kitchen/Diner

18' 7" x 11' 3" (5.66m x 3.43m)

Lobby

W.C.

Bedroom One

13' 6" x 10' 10" (4.11m x 3.30m)

Bedroom Two

12' x 10' 4" (3.66m x 3.15m)

Family Bathroom

Bedroom Three

10' 5" x 9' 3" (3.17m x 2.82m)

Bedroom Four

13' 6" x 9' 3" (4.11m x 2.82m)

External

the property benefits from a large frontage with ample off-road parking via a private driveway and a sizeable plot offering excellent outdoor space and further potential, subject to any necessary consents.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Four-bedroom dormer bungalow
- Versatile accommodation

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WSF109031 - 0004

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