Timothy a brown











67 Webbs Lane,

Middlewich, Cheshire CW10 9DS

Auction Guide Price £105,000

- FOR SALE VIA ONLINE AUCTION ON MONDAY 11TH JANUARY AT 1PM UNTIL TUESDAY 12TH JANUARY 1PM.
- PLEASE CONTACT FOR VIEWING ACCESS
- GUIDE PRICE £105,000 - £140,000
- BUYER'S FEES APPLY (PLEASE READ LEGAL PACK)
- TENANTED INVESTMENT
- MIDDLEWICH

FOR SALE BY Auction (Subject to contract)

2 BED WITH LOFT ROOM INVESTMENT PROPERTY FOR SALE BY AUCTION 11TH - 12TH JANUARY.

FOR SALE VIA ONLINE AUCTION ON MONDAY 11TH JANUARY AT 1PM UNTIL TUESDAY 12TH JANUARY 1PM.

PLEASE CONTACT FOR VIEWING ACCESS.

For sale by auction, this TWO-bedroom COTTAGE on Webbs Lane in Middlewich presents an exciting opportunity for buyers looking for an instant income generating investment.

Popular AIRBNB Area.

Property Comprises, good sized open plan reception room, Kitchen, hallway and W/C.

To the first floor, landing, two double bedrooms and family bathroom.

Rear garden.

An excellent auction opportunity with clear potential to add value. Early viewing is highly recommended.

PLEASE NOTE No appliances have been tested by Auction House. Any measurements are approximate. We recommend any would be bidders conduct their own due diligence in good time prior to the auction taking place.

IMPORTANT INFORMATION Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction.

Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.

Tenure: Freehold.

EPC Rating: D.

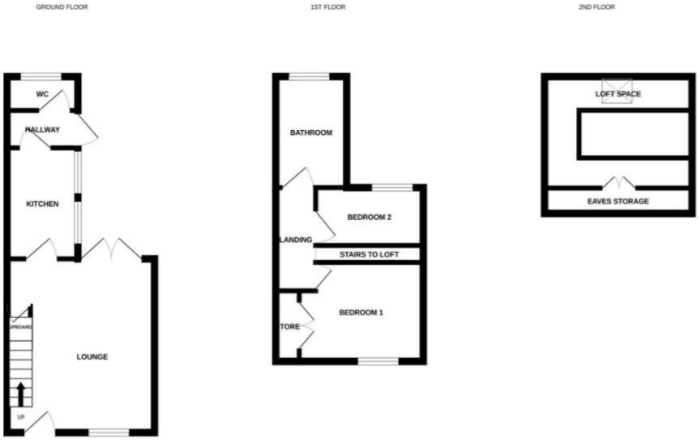
Administration Fee: £1800 inc VAT payable on exchange of contracts.

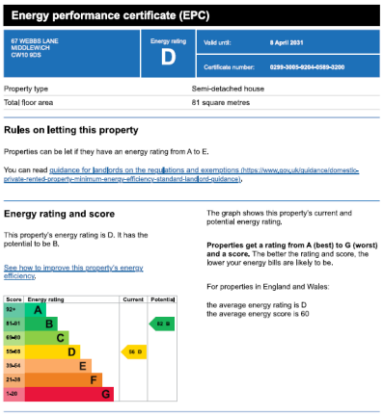
Buyer's Premium Fee: £1800 inc VAT payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 9DS




Energy performance certificate (EPC)

67 WEBBS LANE
MIDDLEWICH
CW10 9DS

Energy rating: D

Valid until: 8 April 2031

Certificate number: 0299-3003-9204-0989-3200

Property type	Semi-detached house
Total floor area	81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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