



*jordan fishwick*

34 The Circuit, SK9 6DB  
By Auction £370,000



## The Circuit WILMSLOW SK9 6DB

By Auction £370,000



This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £370,000 + Reservation Fee. (In need of modernisation). 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). This traditional style three bedroom semi detached is situated in a pleasant cul de sac location, close to open countryside and within walking distance of local shops on Chapel Lane. The property in outline comprises: entrance hall, downstairs WC, sitting room open to the dining room leading into the kitchen. To the first floor there are three bedrooms and a family bathroom. To the front of the property the driveway provides off road parking and there is a covered car port. To the rear there is a good size enclosed rear garden.

**Directions**

From our Wilmslow office on Alderley Road (A34) proceed in a southerly direction to the Kings Arms roundabout. Take the Bedells Lane exit and turn left into Chapel Lane just before the Carters Arms. Continue along Chapel Lane which becomes Moor Lane, and The Circuit will be found on the left hand side.

**Entrance Porch**

UPVC double glazed frosted window to front and side, uPVC double glazed door to side.

**Entrance Hallway**

Radiator, stairs to first floor.

**Living Room**

12'2" x 9'3"

Bay fronted living room with uPVC double glazed window to front, laminate flooring, radiator.

**Dining Room**

16'6" max x 9'8"

Ample space for dining table and chairs, uPVC double glazed windows to side and rear, radiator, opening to kitchen.

**Kitchen**

10'5" x 8'9"

Range of base and wall mounted units with integrated four ring induction hob with extractor hood over, one and a half stainless steel bowl sink and drainer, integrated oven, space and plumbing for washer or dryer, radiator, uPVC double glazed window to side and rear, door leading to rear garden.

**Downstairs WC****Landing**

Loft access.

**Bedroom One**

12'2" into bay x 12'2"

Double bedroom with uPVC double glazed window to rear, fitted wardrobes, radiator.

**Bedroom Two**

10'4" x 10'0" into bay

Further bay fronted double bedroom with uPVC double glazed window to front, radiator.

**Bedroom Three**

6'3" x 5'8"

Well proportioned bedroom with uPVC double glazed window to front.

**Bathroom**

Panelled bath, wash hand basin, low level wc, uPVC double glazed frosted window to rear.

**Outside**

To the rear of the property is a generous sized garden which is mainly laid to lawn with a paved patio area. The garden also benefits from a useful outbuilding which can be used as a home office/gym as well a separate garage. The garden is enclosed by timber panelled fencing and boundaries. To the front of the property is a driveway with parking for multiple vehicles.

**Garage****Auctioneer Comments**

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 required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**Referral Arrangement**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



- Three Bedrooms
- Semi Detached
- Cul de Sac position
- Off road parking
- Garage and carport
- Garden
- South Wilmslow location
- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee



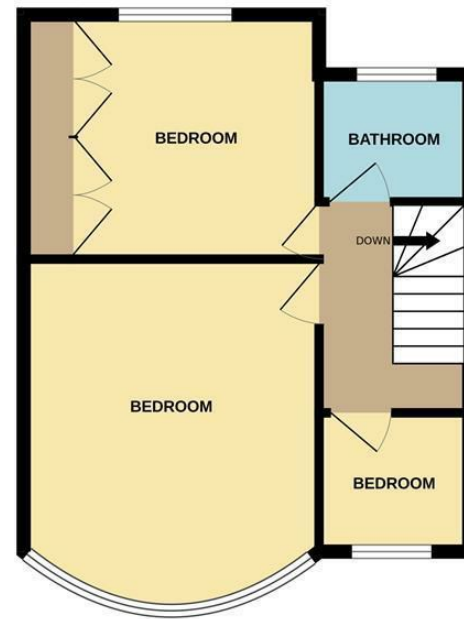
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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