

[< Previous Lot](#)[Next Lot >](#)**Lot 15****46 Beach Road, Hartford, Northwich, Cheshire, CW8 3AB**

For Sale by Auction at The East Stand, Elland Road, Leeds, on Tuesday 16th May 2017 at 12.30 pm. For more information or to arrange a viewing please call the auctioneers: W H Brown, Northern Auction Centre, 38 High Street, Bawtry, Doncaster, DN10 6JE Tel. 01302 710490 Guide Price £500,000 An attractive period property boasting seven bedroom accommodation, requiring refurbishment throughout

Guide Price: £500,000

Description:

Set within the historic village of Hartford is this rare opportunity to acquire a substantial period property in need of a renovation program throughout appealing to those looking for a project. The property boasts generous accommodation throughout with plenty of scope for improvement, providing seven bedrooms with living space set over three floors. Vast gardens can be found to all sides, a spacious driveway able to accommodate a number of vehicles and a double garage. The desirable area of Hartford is located approximately one and a half miles from Northwich town centre, which provides an excellent array of shops, amenities & transport links. Surrounding cities such as Chester is approximately 17 miles from the property with Manchester & Liverpool being located approximately 28 miles away, ideal for those looking to commute further afield.

Ground Floor

Entrance Hall, Cloakroom Including WC & Shower, Lounge, Study, Dining Room, Kitchen, Pantry, WC & Conservatory

First Floor

Landing, Four Double Bedrooms, En-Suite WC, One Single Bedroom & Bathroom

Second Floor

Two Double Bedrooms

Exterior

Part Shared Driveway, Double Garage, Front, Side & Rear Gardens

Tenure

Freehold

EPC Rating

N/A

View Legal Documents

Alternatively please contact the auctioneers via email: leedsauctions@sequencehome.co.uk and we will forward the documents to you free of charge if we are able.

Conditions of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendors solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of same whether inspected or not. Any questions relating to them must be raised prior to 12.00noon. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn.

Note

Prospective purchasers will need to register within the auction room before the sale commences. Two items of identity will be required together with an indication of how a contractual deposit will be paid. We do not take cash or credit card deposits.

The sale of each lot is subject to a contract documentation charge of £850.00 (£708.33 + VAT) payable on the fall of the hammer.

Guidance notes are set out in the catalogue in relation to auction property, particularly from a purchasing perspective. A catalogue, which also contains the Order of Sale, may be obtained from the auctioneers office.

Viewing Agent

swetenhams

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All offers made prior to auction must be able to exchange immediately once informed acceptable & must adhere to all the auction conditions. But please note we are unable to accept and exchange on any offer the week prior to the auction. Offers are more than welcome but we would need you to take this to the room or for it to be a telephone or proxy bid.

Important Notice

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

