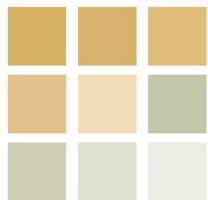




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1 & 1A SWAN BANK
Congleton, CW12 1AL
Auction Guide £90,000

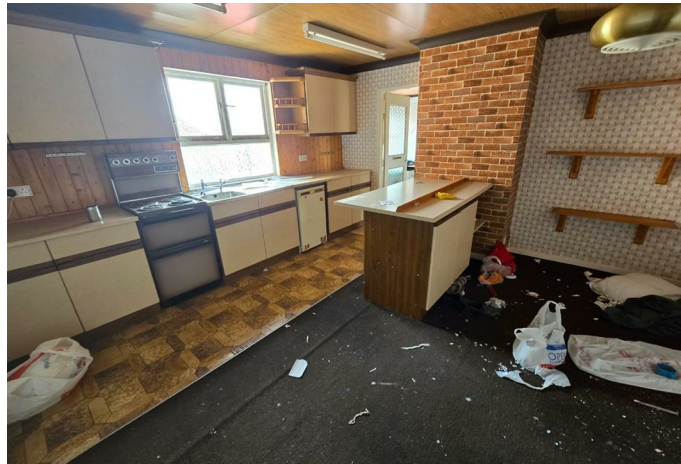
1 & 1A SWAN BANK

Property at a glance

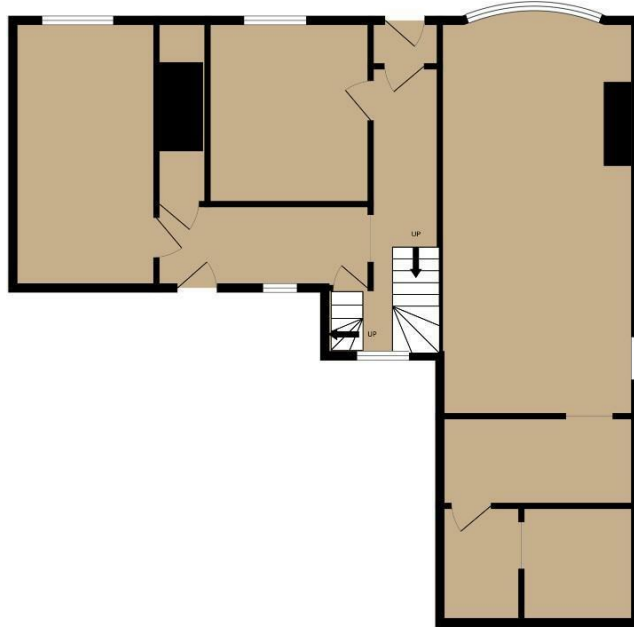
- FREEHOLD INVESTMENT OPPORTUNITY IN CONGLETON CENTRE
- SPACIOUS INTERIOR WITH GREAT DEVELOPMENT OPTIONS
- LAND & PARKING TO THE REAR
- GRADE TWO LISTED
- GUIDE PRICE £90,000 - £100,000

For sale via Pearson Ferrier Auctions starting Tuesday 28th October, bidding will be on the Pearson Ferrier website and you can register to bid now. A three storey Freehold investment opportunity in the heart of Congleton. The property is in need of refurbishment, but could be converted to many different options including two houses, shops with flats etc, subject to the usual consents. Please see floor plan for layout details. Externally there is space to the rear providing parking. We have been informed that the property was most recently used as mixed use, with commercial use to the ground floor and a spacious flat to the first floor. Internally there is over 1,800 sq ft of floor space, with additional space in the cellar. Viewings are essential to appreciate the size and scope of the building on offer. For viewings please contact Pearson Ferrier Auctions on 0161 764 4440. Guide Price £90,000 - £100,000. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.

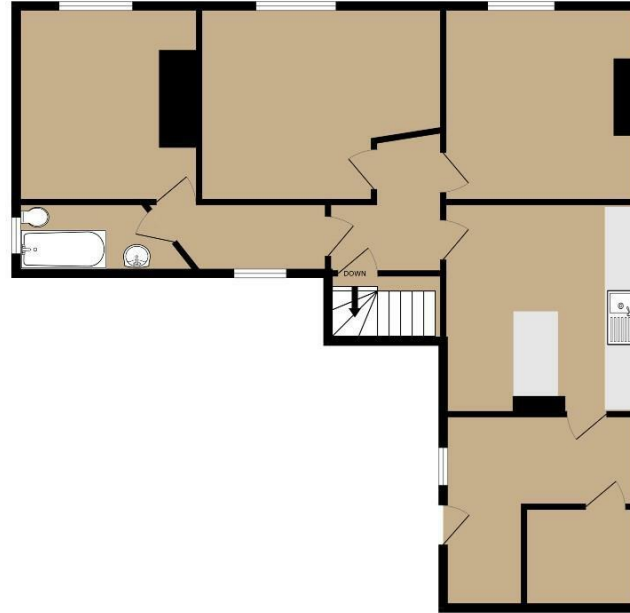




GROUND FLOOR
942 sq.ft. (87.6 sq.m.) approx.

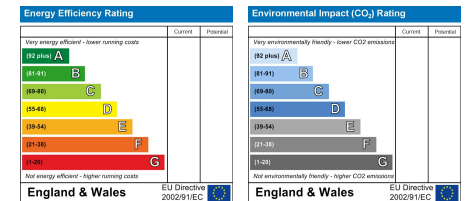


1ST FLOOR
938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA: 1880 sq.ft. (174.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.